HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPES
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA

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MIRANDA PASTER
DIVISION MANAGER

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November 4, 2016
Honorable Members of the City Council
City Hall, Room 395
200 North Spring Street
Los Angeles, California 90012

Council Districts 15

REGARDING:

THE SAN PEDRO HISTORIC WATERFRONT (PROPERTY BASED) BUSINESS IMPROVEMENT DISTRICT'S 2017 FISCAL YEAR ANNUAL PLANNING REPORT

Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the San Pedro Historic Waterfront Business Improvement District's ("District") 2017 fiscal year (CF 15-0417). The owners' association of the District has caused to be prepared the Annual Planning Report for City Council's consideration. In accordance with Section 36600 et seq. of the California Streets and Highways Code ("State Law"), an Annual Planning Report for the District must be submitted for approval by the City Council. The San Pedro Historic Waterfront Business Improvement District's Annual Planning Report for the 2017 fiscal year is presented with this transmittal for City Council's consideration as "Attachment 1."

BACKGROUND

The San Pedro Historic Waterfront Business Improvement District was established on October 2, 2012 by and through the City Council's adoption of Ordinance No. 182276 which confirmed the assessments to be levied upon properties within the District, as described in the District's Management District Plan. The Council established the District pursuant to State Law.

ANNUAL PLANNING REPORT REQUIREMENTS

The State Law requires that the District's owners' association shall cause to be prepared, for City Council's consideration, an Annual Planning Report for each fiscal year for which assessments are to be levied and collected to pay for the costs of the planned District improvements and activities. The Annual Planning Report shall be filed with the City Clerk and shall refer to the district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following: any proposed changes in the boundaries of the district or in any benefit zones within the district; the improvements and

activities to be provided for that fiscal year; an estimate of the cost of providing the improvements and activities for that fiscal year; the method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year; the amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and the amount of an contributions to be made from sources other than assessments levied.

The District's total budget has increased due to a rollover of unspent funds from the previous BID year as described in the Annual Planning Report. The increased funding has not changed the description of the budget categories approved in the Management District Plan and the City Clerk does not recognize any adverse impacts to the special benefits received by property owners due to this action.

The attached Annual Planning Report, which was approved by the District's Board at their meeting on November 2, 2016, complies with the requirements of the State Law and reports that programs will continue, as outlined in the Management District Plan adopted by the District property owners. The City Council may approve the Annual Planning Report as filed by the District's owners' association or may modify any particulars contained in the Annual Planning Report, in accordance with State Law, and approve it as modified.

FISCAL IMPACT

There is no impact to the General Fund associated with this action.

RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the San Pedro Historic Waterfront Business Improvement District's 2017 fiscal year complies with the requirements of the State Law
2. FIND the the increase in the 2017 budget concurs with the intentions of the San Pedro Historic Waterfront Business Improvement District's Management District Plan and does not adversely impact the benefits received by assessed property owners.
3. ADOPT the attached Annual Planning Report for the San Pedro Historic Waterfront Business Improvement District's 2017 fiscal year, pursuant to the State Law.

Sincerely,

Shannon D. Hoppes
Executive Officer
Attachment:
San Pedro Historic Waterfront Business Improvement District's 2017 Fiscal Year Annual Planning Report

November 1, 2016

Holly L. Wolcott, City Clerk
Office of the City Clerk
200 North Spring Street, Room 224
Los Angeles, CA. 90012

Subject: San Pedro Historic Waterfront PBID 2017 Annual Planning Report

Dear Ms. Wolcott:

As required by the Property and Business Improvement District Law of 1994, California Streets and Highways Code Section 36650, the Board of Directors of the San Pedro Historic Waterfront Business Improvement District has caused this San Pedro Historic Waterfront Business Improvement District Annual Planning Report to be prepared at its meeting on November 2, 2016.

This report covers proposed activities of the San Pedro Historic Waterfront BID from January 1, 2017 through December 31, 2017.

Sincerely,

Eric Eisenberg

Eric Eisenberg
President
San Pedro Property Owners Alliance

San Pedro Historic Waterfront Business Improvement District

2017 Annual Planning Report

District Name

This report is for the San Pedro Historic Waterfront Business Improvement District (District). The District is operated by the San Pedro Property Owners Alliance, a California non-profit corporation.

Fiscal Year of Report

The report applies to the 2017 Fiscal Year. The District Board of Directors approved the 2017 Annual Planning Report at the November 2, 2016 Board of Director's meeting.

Boundaries

There are no changes to the District boundaries for 2017.

Benefit Zones

There are no changes to the District's benefit zone(s) for 2017.

2017 IMPROVEMENTS, ACTIVITIES AND SERVICES

Pedestrian and Tourist Ambassador Service: $590,294.79 (45.50%)

In 2017, the ambassador service will assist customers, pedestrians, tourists, tenants and residents by answering questions, providing directions and referrals, and distributing maps and information about the district area. The PBID will continue providing shuttle transit service between the Maritime Museum, Ports O'Call Village, and downtown locations in the district.

Uniformed ambassadors will also continue to help prevent, deter, and report illegal activities in the District. Pedestrian kiosks will be staffed and maintained. Kiosk ambassadors will provide pedestrians with information, directions, brochures, flyers and other relevant collateral to increase visitation to the District.

Sanitation, Cleaning and Beautification: $220,549.70 (17.00%)

Sanitation, cleaning, and beautification programs will continue in 2017. Activities will include sidewalk sweeping, sidewalk pressure washing; street sweeping; porter service; graffiti removal; street litter and illegal dumping pick-up, street and alley cleaning patrols to remove litter, graffiti, stickers, and weeds; irrigation, trimming and cleaning of landscaping including trees and tree wells, art, lighting and other streetscape improvements, holiday decorations, tivoli lights and alley lighting services.

Marketing, Promotions and Waterfront Special Events: $194,602.67 (15.00%)

Marketing, promotions, events, signing and public relations initiatives will continue to build upon the established District identity in 2017. Activities will continue to focus on waterfront attractions, tourism, entertainment and weekend and holiday special events. Events and activities will be planned and conducted throughout the District. Other services include website updates and operation, newsletter publication, graphics program development, branding and marketing program development, visitor map printing, digital advertising, public relations activities and special events.

Policy Development, District Management, and Administration: $265,956.99 (20.50%)

In 2017, District activities will be managed by a the Executive Director of the SPPOA who may be assisted by other administrative support. Management and other positions that may be hired in connection with the District include an executive director, administrative assistant, and clerical assistant. These positions may be employees or contractors at the discretion of the owners' association board of directors.

The staff will provide professional policy development serving District interests on a broad scale. Efforts to build upon existing, and create new, partnerships with governmental, non-profit, and private section organizations will benefit the District. The District will continue efforts to attract and recruit businesses to the District. This program will include preparation of public relations and promotional materials; marketing programs and activities; market and economic analysis, forecasts, and development plans; and targeted outreach.

Various District office supply, material, insurance, service, and other necessary expenses are included in this budget category.

Contingency and Renewal: $25,947.02 (02.00%)

A prudent portion of the District's 2017 budget will be retained in a contingency fund to cover the costs of uncollected assessments, unanticipated or increased program costs, and variations in the market price of District services. Contingency funds will only be spent for special benefit to the individually-assessed parcels in the District, on expenses within the confines of this Plan. In 2017, contingency funds will be used for BID Renewal expenses.

Total Estimate of Cost for 2017

A breakdown of the total estimated 2017 budget is attached to this report as **Appendix A.**

Method and Basis of Levying the Assessment

The Method and Basis for levying the 2017 assessment remains the same as listed in the Management District Plan. Annual assessments are based upon an allocation of program

costs and a calculation of assessable building and parcel square footage for two (2) Benefit Zones – one zone for properties east of Harbor Blvd. and on zone for properties west of Harbor Blvd., with differing rates for commercial and residential parcels depending on type and frequency of service and benefit received. The District's Management District Plan allows for a maximum annual assessment increase of 3%. The Board voted a 3% increase for 2017.

San Pedro - Historic Waterfront 2017 Rates
CPI Increase (up to 3% max), for 2017: 3%

Asmt Year: 2017
Commercial Parcels
Zone 1A
Parcel: $0.1159
Building: $0.1682

Zone 1B
Parcel: $0.0579
Building: $0.0841

Zone 2:
Building: $0.0601

Residential Parcels
Zone 1A
Parcel: $0.1159
Building: $0.0841

(There is a 3% CPI increase for 2017)

Surplus Revenues: $200,000.00

Twenty percent (20%) of revenues are reserved because 2017 assessment funds are not typically received until the end of February.

Anticipated Deficit Revenues

There are no deficit revenues that will be carried over to 2017.

Contribution from Sources other than assessments: $18,590.00

Anticipated other income: $8,000 Dia de los Muertos booth rental, $10,590 trolley rental income. Additional income may be received if we receive sponsorships this coming year

from the Port of Los Angeles and/or the Department of Water & Power.

APPENDIX A- TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE San Pedro Historic Waterfront BID- FY 2017

	Zone 1	Zone 2	Total	
2017 Assessments	$1,057,185.95	$21,575.22	**$1,078,761.17**	
Estimated Carryover from 2016	$196,000.00	$4,000.00	**$200,000.00**	
Other Income	$18,590.00	$0.00	**$18,590.00**	
Total Estimated Revenues	**$1,271,775.95**	**$25,575.22**	**$1,297,351.17**	
2017 Estimated Expenditures				Pct.
Pedestrian and Tourist Ambassador Service	$578,658.06	$11,636.73	**$590,294.79**	**45.50%**
Sanitation, Cleaning and Beautification	$216,201.91	$4,347.79	**$220,549.70**	**17.00%**
Marketing, Promotions and Waterfront Special Events	$190,766.39	$3,836.28	**$194,602.67**	**15.00%**
Policy Development, District Management, and Administration	$260,714.07	$5,242.92	**$265,956.99**	**20.50%**
Contingency and Renewal	$25,435.52	$511.50	**$25,947.02**	**02.00%**
Total Estimated Expenditures	**$1,271,775.95**	**$25,575.22**	**$1,297,351.17**	**100%**

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPES
EXECUTIVE OFFICER

When making inquiries relative to
his matter, please refer to the
Council File No.: 15-0417

City of Los Angeles
CALIFORNIA

ERIC GARCETTI
MAYOR

**OFFICE OF THE
CITY CLERK**

Council and Public Services Division
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BRIAN E. WALTERS
DIVISION CHIEF

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

January 13, 2017

Council File No.: 15-0417

Council Meeting Date: January 11, 2017

Agenda Item No.: 26

Agenda Description: ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to the San Pedro Historic Waterfront (property-based) Business Improvement District's 2017 Fiscal Year Annual Planning Report.

Council Action: ECONOMIC DEVELOPMENT COMMITTEE REPORT - ADOPTED

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
YES	JOE BUSCAINO
ABSENT	GILBERT A. CEDILLO
YES	MITCHELL ENGLANDER
YES	MARQUEECE HARRIS-DAWSON
ABSENT	JOSE HUIZAR
YES	PAUL KORETZ
ABSENT	PAUL KREKORIAN
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	DAVID RYU
YES	HERB WESSON

OLLY L. WOLCOTT

HOLLY L. WOLCOTT
CITY CLERK

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MIRANDA PASTER
DIVISION MANAGER

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April 27, 2017

Honorable Members of the City Council
City Hall, Room 395
200 North Spring Street
Los Angeles, California 90012

Council District 15

REGARDING: SAN PEDRO HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT (PROPERTY BASED)

Honorable Members:

The City Clerk has received materials relative to the formation of a proposed property and business improvement district to be called the San Pedro Historic Waterfront Property Business Improvement District ("District"). The District would be formed pursuant to the provisions of the Property and Business Improvement District Law of 1994 (Section 36600 et seq., Streets and Highways Code, State of California).

This report shall serve as the Preliminary Report of the City Clerk. Attached to this report are: 1) the Management District Plan, which details the improvements and activities to be provided and serves as the framing document for the proposed District; 2) a detailed Engineer's Report prepared by a registered professional engineer certified by the state of California, which supports the assessment contained in the Management District Plan; and 3) a draft Ordinance of Intention, approved as to form and legality by the City Attorney's Office.

BACKGROUND

The District is being established in accordance with the provisions of the Property and Business Improvement District Law of 1994 (Section 36600 et seq., Streets and Highways Code, State of California) ("State Law"), which allows for the establishment of a district in which operations would be supported by revenue collected from property owners in the district.

The proposed District programs include, but are not limited to the following: Visitor, Ambassador and Security Services, Sanitation, Beautification and Capital Improvements, Marketing and Special Events and Administration/District Management.

PRELIMINARY PETITIONS

In order to proceed with the establishment process under the State Law, the proponent group needed to secure written support for the project in the form of petitions signed by property owners who will pay more than 50 percent of the assessments proposed to be levied. The proponent group for the proposed District has presented to the Office of the City Clerk a set of petitions that support the formation of the proposed District. This Office has verified the validity of the petitions using various City and County of Los Angeles sources. In addition, this Office has verified the accuracy of the assessment calculations.

The petitions received indicate affirmative financial support of the project in an amount equivalent to $806,290.65. This represents 63.28% percent of the proposed District's projected first year assessment revenue of $1,274,089.25. Because the more than 50 percent threshold of preliminary support has been achieved, the formal business improvement district establishment process, including a public hearing before the City Council, may be initiated.

PROPOSED DISTRICT BOUNDARIES

The boundaries of the proposed District are detailed in the Management District Plan. A general description of the area within the boundaries of the proposed District consists of approximately 30 blocks of primarily commercial property in central downtown San Pedro west of Harbor Boulevard, bordered on the North by 3rd Street and on the South, generally, by 8th and 9th Street extending south along the west side of Harbor Boulevard to 14th Street. To the east, across Harbor Boulevard to the San Pedro-Avalon Waterline of the Los Angeles Harbor, the proposed district extends north to the Vincent Thomas Bridge/Seaside Freeway and to the south beyond 14th Street to the Cabrillo State Beach at the Pacific Ocean. These boundaries include the Ports of Call and Port of Los Angeles properties east of Harbor Boulevard between the Vincent Thomas Bridge to the North and the Pacific Ocean on the South. All assessable property as described by the Management District Plan within the approximate boundaries described above are included in the proposed District.

There are 804 parcels owned by 270 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

DISTRICT ESTABLISHMENT AND PROPOSITION 218 COMPLIANCE

Article XIIID of the California Constitution (Proposition 218) requires, among other things, that the City Council: 1) identify all parcels that will have a special benefit conferred upon them and upon which assessments will be imposed; 2) determine the proportionate special benefit derived by each identified parcel in relation to the entirety of the capital cost of the property related service; 3) not impose an assessment on a parcel which exceeds the reasonable cost of the proportional benefit conferred on that parcel; 4) assess only for special benefits and separate the general benefits from the special benefits conferred on a parcel; 5) assess all publicly owned parcels unless City Council finds, by clear and convincing evidence, that those publicly owned parcels

receive no special benefit; and 6) find that all assessments are supported by a detailed Engineer's Report prepared by a registered professional engineer certified by the State of California.

The City Clerk has read and approves the Engineer's Report included herewith, as supporting the assessments contained in the Management District Plan and, in addition, includes facts, which would support City Council findings relative to items 1 through 6 above. The City Clerk has read and approves the Management District Plan.

Proposition 218 also includes certain notice, protest and hearing requirements. Those requirements are codified in the Proposition 218 Omnibus Implementation Act ("Act") (California Government Code Section 53750 et seq.). This report recommends that the City Council direct the City Clerk to comply with the Act. Establishment of the proposed District is contingent upon the City's receipt of a weighted majority of financially supportive ballots as submitted by the affected property owners. The City Clerk will tabulate the ballot returns and will report the results to the City Council.

EXEMPTION UNDER PROPOSITION 26

On November 2, 2010, voters in the State of California passed Proposition 26, which broadened the definition of taxes and which require approval by two-thirds of each house of the Legislature or by local voter approval. However, Article XIIIC §1(e)(7) of the California Constitution states that "assessments and property-related fees imposed in accordance with the provisions of Article XIIID are exempt." As previously stated, the proposed District is being established in accordance with Article XIIID of the California Constitution and is therefore exempt from Proposition 26.

PROPOSED IMPROVEMENTS AND PROGRAMS

The District is expected to generate $1,286,958.58 annually over a ten-year period with a maximum increase of three percent (3%) per year to be determined by the Owners' Association. Any adjustment will be included in the Annual Planning Report submitted for Council consideration. The revenue will be utilized to fund the proposed District's improvements and activities that include, but are not limited to: Visitor, Ambassador and Security Services, Sanitation, Beautification and Capital Improvements, Marketing and Special Events and Administration/District Management.

Improvements and activities are services which will be provided to supplement the services already provided by the City of Los Angeles and will not supplant City services. The Owners' Association may contract with third party vendors to perform and complete District improvements and activities and uphold to City and State regulations where applicable. The proposed improvements and activities are completely separate from the day to day operations of the City of Los Angeles and the City is not involved with selection of the Districts' vendors.

ASSESSMENT FORMULA AND DISBURSEMENTS

The District's proposed assessment formula is based upon an allocation of program costs and a calculation of assessable building square footage and lot square footage as described in the Management District Plan.

The City Clerk will arrange to have the proposed District's assessments included as a line item on the property tax bills prepared and distributed by the County of Los Angeles. If necessary, this Office will directly bill property owners or entities that do not appear on the tax roll. The County will subsequently transfer assessment revenue to the City. Assessment revenue will be held in trust by the City and will be disbursed through installments to the District to support authorized District improvements and activities.

CONTRACTING WITH OWNERS' ASSOCIATION

Upon the establishment of the District, State law requires that the City enter into an agreement with an Owners' Association for the administration of the District. City policy dictates that competitive bidding requirements are to be met when contracting. However, Charter section 371(e)(2) and 371(e)(10) provide exceptions to the competitive bidding requirements, and states, in relevant part, that the competitive bidding process does not apply to contracts "for the performance of professional, scientific, expert, technical, or other special services of a temporary and occasional character" and "where the contracting authority finds that the use of competitive bidding would be undesirable, impractical or impossible or where the common law otherwise excuses compliance with competitive bidding requirements."

The San Pedro Property Owners Alliance has administered the San Pedro Historic Waterfront Business Improvement District since the District was originally established, overseeing expenditures, managing and implementing the District's improvements and activities. The San Pedro Property Owners Alliance possesses the unique knowledge and expertise relative to the administration of the District and has a vested interest in the success of the District. Therefore, it would be impractical, not advantageous and undesirable to comply with the competitive bidding requirements or to select another entity to administer the District, if the District is renewed.

Upon establishment of the District, the City Clerk will contract with a non-profit corporation to manage the District on a day-to-day basis.

ASSESSABLE CITY PROPERTY

There are fifty-two (52) City-owned parcels within the District which includes thirty (30) General Fund parcels and twenty-two (22) Harbor Department parcels. The total assessment for these City-owned properties within the District is $474,443.84, representing 37.24%% of the total assessments levied in the District.

FISCAL IMPACT

The assessment levied on the twelve (30) City-owned parcels within the District to be paid from the General Fund totals $84,580.65 for the first year of the District. Funding for assessments levied on City owned properties within the District was requested in the 2018-2019 Budget. Assessments levied on the Harbor Department parcels within the District will not be paid from the General Fund.

Proposition 218 requires the separation of general benefits from the special benefits. The general benefit portion for the San Pedro Historic Waterfront Business Improvement District is $12,890.50 for the first year. However, funds other than assessment revenue must be budgeted annually for the general benefit expense for the remaining years of the BID's ten-year term.

RECOMMENDATIONS

1. FIND that the petitions submitted on behalf of the proponents of the proposed San Pedro Historic Waterfront Business Improvement District are signed by property owners who will pay more than fifty (50) percent of the assessments proposed to be levied.

2. FIND that all parcels included in the District will receive a special benefit from the improvements and activities that are to be provided.

3. FIND that all parcels will have a special benefit conferred upon them and upon which an assessment would be imposed are those as identified in the Management District Plan.

4. FIND that in accordance with Article XIIID of the California Constitution all assessments are supported by the Engineer's Report, prepared by a registered professional engineer certified by the State of California.

5. FIND that in accordance with Article XIIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, the assessment levied on each parcel within the proposed District is proportionate to the special benefit derived from the improvements and activities that are to be provided.

6. FIND that in accordance with Article XIIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, the Engineer has separated the general from special benefits. The Engineer's Report identified general benefits in the amount of 0.86% to be separated from the special benefits conferred on parcels within the proposed District. The yearly general benefits cost must be paid from funds other than the assessments collected for the San Pedro Historic Waterfront Business Improvement District. The general benefit cost for first year of operation is $12,869.33.

7. FIND that no publicly owned parcel is exempt from assessment.

8. FIND that the assessments for the proposed District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 7 of Article XIIIC §1(e).

9. FIND that the services to be provided by the Owners' Association are in the nature of professional, expert, technical or other special services, that the services are of a temporary and occasional character, and that the use of competitive bidding would be impractical, not advantageous, undesirable or where the common law otherwise excuses compliance with competitive bidding requirements.

10. FIND that the proposed improvements and activities are completely separate from the day to day operations of the City of Los Angeles.

11. APPROVE the San Pedro Property Owners Alliance to administer the San Pedro Historic Waterfront Business Improvement District if the district is renewed.

12. ADOPT the Preliminary Report of the City Clerk.

13. ADOPT the attached Management District Plan.

14. ADOPT the attached Engineer's Report.

15. ADOPT the attached Ordinance of Intention to establish the San Pedro Historic Waterfront Business Improvement District.

16. AUTHORIZE the City Clerk, upon establishment of the District, to prepare, execute and administer a contract between the City of Los Angeles and a non-profit corporation selected by the San Pedro Historic Waterfront Business Improvement District Steering Committee for the administration of the District's programs.

17. DIRECT the City Clerk to comply with the notice, protest, and hearing procedures prescribed in the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750 et seq.).

18. REQUEST the City Attorney, with the assistance of the City Clerk, to prepare an enabling Ordinance establishing the San Pedro Historic Waterfront Business Improvement District for City Council consideration at the conclusion of the required public hearing.

Sincerely,

Holly L. Wolcott
City Clerk

HLW:SDH:MCP:RMH:rks

Attachments:
Draft Ordinance of Intention
Management District Plan
Engineer's Report

SAN PEDRO HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT RENEWAL MANAGEMENT DISTRICT PLAN

Formed in 2007 - Renewed in 2012 - Being Renewed for 10-Years Pursuant to California Streets and Highways Code Section 36600 et seq.

Property Business Improvement District Act of 1994, as amended

PRESENTED BY:

San Pedro Property Owners' Alliance

APRIL 2017

V 3.0

SP 00017

MANAGEMENT DISTRICT PLAN

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Appendix 1: Year 1 – 2017/18 District Assessment Roll

Appendix 2: District Boundary Map

Attachment 1: Certified Assessment Engineer's Report

SP 00018

I. MANAGEMENT DISTRICT PLAN SUMMARY

Developed by property owners, the San Pedro Historic Waterfront Property and Business Improvement District (SPHWBID or "District") is a benefit assessment district which was established in 2007. The District has reached the end of its second five-year term and property owners now wish to renew the SPHWBID for ten (10) additional years to continue funding vital business and property related services.

Name: The name of the district is the San Pedro Historic Waterfront Business Improvement District (SPHWBID).

Location: The SPHWBID is generally bounded on the west by S Pacific Avenue (including parcels fronting the western edge of S Pacific Avenue) and on the east by the Los Angeles Harbor water line. Parcels located west of Harbor Boulevard are generally bounded to the north by W 3rd Street and to the south by portions of W 10th Street, W 9th Street, and W 8th Street, with parcels east of S Beacon Street and west of S Harbor Boulevard extending south to W 14th Street. Parcels located east of Harbor Boulevard are generally bounded to the north by the northern boundary of APN 7440-024-911 (Map ID 366) and to the south by the southern boundary of APNs 7440-037-902 (Map ID 3), 7440-039-910 (Map ID 175), 7440-041-907 (Map ID 371), and 7440-041-906 (Map ID 173).

There are three Benefit Zones in the proposed renewed District. Zone 1 includes all parcels within the District west of harbor Boulevard. Zone 2 includes all parcels east of Harbor Boulevard and roughly south of W. 3rd Street and north of W 15th Street. Zone 3 includes all parcels east of Harbor Boulevard not in Zone 2.

For a detailed description of the District boundaries and Benefit Zones, see Section II, District Boundaries.

Services: The SPHWBID will provide services to individually-assessed parcels within the District. Services will not be provided outside the District boundaries. The services which will provide special benefit to individually-assessed parcels will include:

- Visitor, Ambassador and Security services;
- Sanitation, Beautification & Capital Improvements such as monument signs, landscaping and other streetscape improvements;
- Marketing and Special Events;
- Administration and District Management.

Financing: The district's source of financing will be special benefit assessments levied on 804 individually benefitting parcels within its boundaries. Commercially zoned parcels and parcels zoned RD4 or higher within the District will be assessed. Each individually assessed parcel will receive proportionate special benefit from District funded services. The District contains three benefit zones with assessment rates based upon zoning and land use and services provided to each benefit zone. No bonds will be issued for

any projects funded in conjunction with this District renewal. The assessment rates for each benefit zone are shown in the table below. For a detailed discussion on assessment rates and benefits supporting these rates, see Section IV – Assessment Methodology and the attached Engineer's Report.

San Pedro Historic Waterfront Business Improvement District

Year 1 (2017-18) Assessment Rates

Parcel Use - Benefit Zone	**Land Rate** ($/sqft/yr)	**Building Rate** ($/sqft/yr)
Commercially-Zoned Parcels		
Zone 1	$0.11941648	$0.17321581
Zone 2	$0.05968573	$0.08666418
Zone 3	$0.0096118	$0.00000
Residential Zoned (RD 4 or higher) Parcels and Uses		
Zone 1	$0.11941648	$0.08666418
Zone 2	$0.05968573	$0.04333200
Zone 3	$0.00000000	$0.00000000
Parcels with Active Public Right-of-Way, Residential Zoning (RD1.5 to RD3) or Agricultural Zoning (RA) in any Benefit Zone	Not Assessed	

Budget: The SPHWBID assessment budget for the first year of operation (2018) is $1,274,089.25 with a maximum assessment rate increase of 3% per year for the District's ten (10) years of operation. It is noted that the Assessment Engineer has determined that general benefits equate to 1% of an adjusted total District program costs of $1,286,958.58 or $12,869.33. General benefit costs shall be derived from non-assessment revenue sources such as grants, program income, volunteer credits, interest, memberships and other sources.

Benefits: "General Benefit" is defined as: "A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied". "Special

Benefit" as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.

Renewal: The SPHWBID renewal is a two-step process. First, petitions signed by District property owners representing at least 50% of the total assessment to be levied must be secured. Second, property owners will be sent a ballot to vote on the District renewal. Returned ballots in support of the District renewal must outweigh those in opposition based on the amount of assessment to be levied on returned ballot parcels.

Duration: The renewed SPHWBID will have a ten-year operational term beginning January 1, 2018 and ending December 31, 2027 (Property tax years 2017-18 to 2026-27). After ten years, the petition process, ballot process, and City Council hearing process must be repeated for the SPHWBID to be renewed again. Per State PBID Law, future renewal terms may extend up to ten years each time.

SP 00021

II. DISTRICT BOUNDARIES

Setting

The San Pedro Historic Waterfront Business Improvement District (SPHWBID) incorporates two dynamic centers:

A) The revitalized pedestrian oriented Historic Downtown San Pedro teaming with unique shops, restaurants, offices, entertainment venues and mixed use newer developments, and

B) The international based Port of Los Angeles – a hub of tourism, culture, commerce and recreation.

The SPHWBID was established in order to capture the synergy brought about by these two unique nearby destinations by joining local retail and service trade as well as attracting national and international tourists brought into the area by the cruise ship industry enhancing their shopping and dining experience. These two centers acting in tandem through cross marketing, local transit and other beneficial District funded services and programs are able to increase business activity and provide special benefits to each and every assessed parcel within the SPHWBID beyond what would be possible with each area acting alone or separate.

The SPHWBID provides a marketing, service and transit nexus between these two adjoining destinations known as "The San Pedro Historic Waterfront". The District will deliver vital property and business related services to individually assessed parcels along this mixed-use corridor.

The SPHWBID encompasses 817 parcels of which 804 parcels are identified as specially benefitting from District programs and services and shall be assessed. The 13 non-assessed parcels are all publicly or quasi-publicly owned and are exempt from assessments for reasons discussed in Section IV – Assessment Methodology.

It is noted that Zone 3 is being expanded to include an additional 15 Los Angeles Harbor Department waterline fronting parcels. These parcels include public recreation and tourist related facilities and uses. These expansion area parcels are undergoing major revitalization with projected new building development generating additional tourist and pedestrian traffic. The expansion area parcels will specially benefit from District funded services and programs such as marketing, transit and tourist related activities.

The SPHWBID is generally bounded on the west by S Pacific Avenue (including parcels fronting the western edge of S Pacific Avenue) and on the east by the Los Angeles Harbor water line. Parcels located west of Harbor Boulevard are generally bounded to the north by W 3rd Street and to the south by portions of W 10th Street, W 9th Street, and W 8th Street, with parcels east of S Beacon Street and west of S Harbor Boulevard extending south to W 14th Street. Parcels located east of Harbor Boulevard are generally bounded to the north by the northern boundary of APN 7440-024-911 (Map ID 366) and to the south by the southern boundary of APNs 7440-037-902 (Map ID 3), 7440-039-910 (Map ID 175), 7440-041-907 (Map ID 371), and 7440-041-906 (Map ID 173).

The boundaries of the District are more particularly described as follows:

Boundary Description

Beginning at the northwest corner of APN 7451-018-027 (Map ID 534), then east along the south edge of W 3rd Street, across S Pacific Avenue, S Mesa Street, S Centre Street, and S Palos Verdes Street, to S Harbor Boulevard.

North along the eastern edge of S Harbor Boulevard to the southwest corner of APN 7440-024-911 (Map ID 366).

North along the western boundary and east along the northern boundary of APN 7440-024-911 (Map ID 366) to the Los Angeles Harbor Waterline.

South along the western edge of the Los Angeles Harbor Waterline to the southeast corner of APN 7440-037-902 (Map ID 3),

West along the southern boundary of APNs 7440-037-902 (Map ID 3) to the eastern boundary of APN 7440-039-910 (Map ID 175),

South along the eastern boundary of APN 7440-039-910 (Map ID 175) to the southern boundary of 7440-039-910 (Map ID 175),

West along the southern boundary of APNs 7440-039-910 (Map ID 175), 7440-041-907 (Map ID 371), and APN 7440-041-906 (Map ID 173) to the southwest corner of APN 7440-041-906 (Map ID 173).

North along western boundary of APNs 7440-041-906 (Map ID 173), 7440-040-907 (Map ID 539) and 7440-036-906 (Map ID 367) to the northwest corner of APN 7440-036-906 (Map ID 367) - the eastern edge of Crescent Avenue.

Northeast along eastern edge of Crescent Avenue to the intersection with the eastern edge of Harbor Boulevard - the northwest corner of APN 7440-031-905 (Map ID 179).

West across Harbor Boulevard along northern edge of W 14th Street - the southern boundary of APN 7456-012-024 (Map ID 646) to S Beacon Street.

North along the eastern edge of S Beacon Street, across W 13th Street, W 12th Street, and W 11th Street, to W 10th Street.

West along the northern edge of W 10th Street to S Palos Verdes Street.

North along the eastern edge of S Palos Verdes Street to W 9th Street.

SP 00023

West along the northern edge of W 9th Street to the southwest corner of APN 7455-023-021 (Map ID 637).

North along the western boundary of parcels fronting the western edge of S Palos Verdes Street to W 8th Street.

West along the northern edge of W 8th Street, across S Centre Street, to a point opposite the northeast corner of APN 7455-010-902 (Map ID 98).

South along the eastern edge and west along the southern edge of APN 7455-010-902 (Map ID 98) to the northeast corner of APN 7455-010-903 (Map ID 614) to W 9th Street.

West along the northern edge of W 9th Street, across S Mesa Street, to the southwest corner of APN 7455-007-016 (Map ID 209).

North along the western boundary of APN 7455-007-016 (Map ID 209).

West along the southern boundary of APNs 7455-007-006 (Map ID 594) and 7455-007-020 (Map ID 203) to the northeast corner of APN 7455-007-013 (Map ID 572).

South along the eastern boundary of APN 7455-007-013 (Map ID 572) to W 9th Street.

West along the northern edge of W 9th Street to a point opposite the northeast corner of APN 7455-008-024 (Map ID 422).

South along the eastern boundary of parcels fronting the eastern edge of S Pacific Avenue to W 10th Street.

West along the northeast corner of W 10th Street, across S Pacific Avenue, to the southwest corner of APN 7454-011-032 (Map ID 184).

North along the western boundary of parcels fronting the western edge of S Pacific Avenue, across W 9th Street and W 8th Street to W 7th Street.

West along the northern edge of W 7th Street to the southwest corner of APN 7451-037-012 (Map ID 7).

North along the western boundary of APN 7451-037-012 (Map ID 7), and continuing north along the western boundary of parcels fronting the western edge of S Pacific Avenue, across W 6th Street, W 5th Street, and W 4th Street, to W 3rd Street, the point of beginning

Benefit Zones

Zone 1

Zone 1 includes all parcels within the District boundaries located west of Harbor Boulevard.

Zone 2

Zone 2 includes all parcels within the District boundaries located east of Harbor Boulevard and south of the northern boundary of APN 7440-030-906 (Map ID 177) and north of the southern boundary of APNs 7440-031-904 (Map ID 6), 7440-031-806 (Map ID 2) and 7440-031-910/911 (Map ID 4 & 368).

Zone 3

Zone 3 includes all parcels within the District boundaries located east of Harbor Boulevard and north of the southern boundary of APN 7440-026-903 (Map ID 171) and south of the northern boundary of APNs 7440-031-905 (Map ID 179) and 7440-034-902 (Map ID 5).

Boundary Rationale

Northern Boundary - Zone 1: The northern boundary of the District for Zone 1 was determined by zoning and land uses where parcels located to the north of the northern District boundary for Zone 1 are primarily zoned and/or developed solely residential with residential land uses while those south of the northern boundary for Zone 1 are zoned commercial. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and services funded through PBID assessments, cannot be assessed and, thus, these mainly residential use neighborhoods are not included in the District. No SPHWBID services will be provided north of the northern boundary for Zone 1.

Northern Boundary - Zone 3: The northern boundary of the District for Zone 3 is the northerly terminus of the tourist oriented Waterfront related activity with parcels and uses north of this line generally industrial/shipping related and would not specially benefit from SPHWBID funded programs and services. For this reason, no parcels north of the northern boundary line are included in the District. No SPHWBID services will be provided north of the northern boundary for Zone 3.

Eastern Boundary - Zone 2 & 3: The eastern boundary of the District for Zones 2 & 3 is the Los Angeles Harbor Waterline. No SPHWBID services are provided east of the eastern District boundary.

Southern Boundary - Zone 3: The southern boundary of the District for Zone 3 is the Los Angeles Harbor Waterline. No SPHWBID services are provided south of the southern District boundary.

Southern Boundary - Zone 1: The southern boundary of the District for Zone 1 was determined by zoning and land uses where parcels located to the south of the southern District boundary for Zone 1 are generally zoned and/or developed solely residential with residential land uses while those north of the southern boundary for Zone 1 are zoned commercial. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through SPHWBID assessments, cannot be assessed and, thus, these mainly residential use neighborhoods are not included in the District. No SPHWBID services will be provided south of the southern boundary for Zone 1.

Western Boundary - Zone 1: The western boundary of the District for Zone 1 was determined by zoning and land uses where parcels located to the west of the western District boundary for Zone 1 are generally zoned and/or developed solely residential with residential land uses while those east of the western boundary for Zone 1 are zoned commercial. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through SPHWBID assessments, cannot be assessed and, thus, these mainly residential use neighborhoods are not included in the District. No SPHWBID services will be provided west of the western boundary for Zone 1.

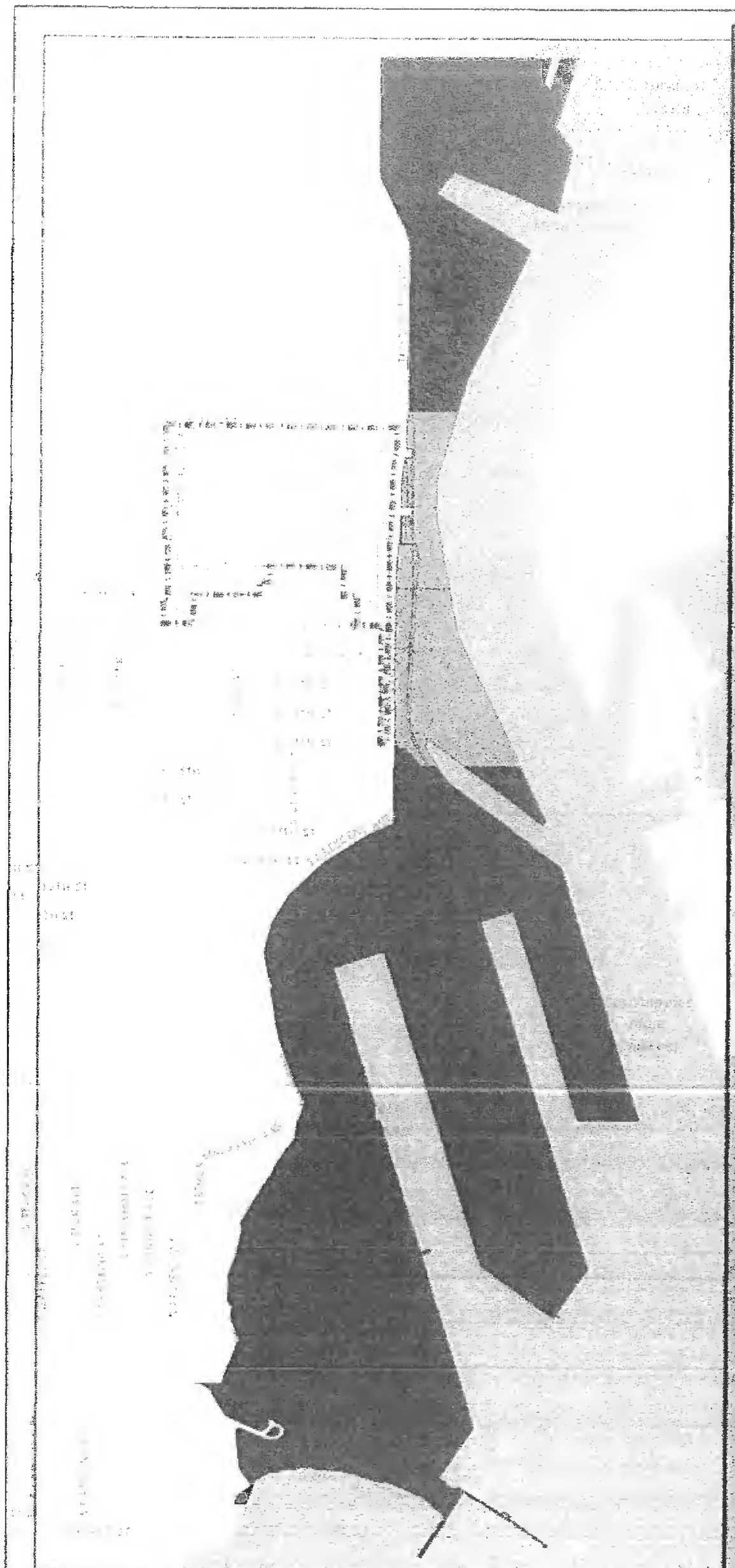
Western Boundary - Zone 3: The western boundary of the District for Zone 3 was determined by land uses and development patterns where parcels located to the west of the western District boundary for Zone 3 are generally developed with auto oriented commercial strip retail/service centers and industrial uses and facilities. None of these land uses and development orientations are conducive to the pedestrian and tourist oriented businesses and uses located on individually assessed parcels within and marketed by the SPHWBID. For this reason, parcels west of the western boundary for Zone 3 are not included in the District. No SPHWBID services will be provided west of the western boundary for Zone 3.

A list of all parcels included in the proposed renewed SPHWBID is shown as Appendix 1, attached to this Plan with their respective Los Angeles County assessor parcel number. The boundary of the proposed renewed SPHWBID and benefit zones are shown on the map of the proposed renewed SPHWBID attached as Appendix 2 to this Plan.

All identified parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Plan and in the Assessment Engineer's Report. All SPHWBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the SPHWBID will proportionately specially benefit from the District funded programs and services such as supplemental Visitor, Ambassador & Security Services, Sanitation, Beautification and Capital Improvements, Marketing and Special Events, and, Administration. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment return of individually assessed parcels and businesses on them within the SPHWBID. The SPHWBID confers special benefits on each and every individually assessed parcel by reducing crime, improving aesthetics and professionally marketing goods and services available from individually assessed parcels and the businesses on them within the District, all considered necessary in a

competitive properly managed mixed-use business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the proposed renewed SPHWBID.

The general SPHWBID boundary is illustrated by the following map. The District includes 804 individually-assessed parcels within three Benefit Zones. A list of parcels within the SPHWBID is shown in the Assessment Roll included as Appendix 1 to this Plan. The list also shows each parcels Map ID # for cross referencing the detailed District Boundary Map showing parcels and benefit zones which is included as Appendix 2 to this Plan.



SAN PEDRO HISTORIC WATERFRONT DOWNTOWN

℠

Business Improvement District

Benefit Zone 1

Benefit Zone 2

Benefit Zone 3

N
W E
S

0 750 1,500 3,000 Feet

Coordinate System: NAD 1983 Stateplane California V FIPS 0405 Feet

Source: Los Angeles County Enterprise GIS

Prepared by NBS - March 2017

III. WORK PLAN AND BUDGET

A. Work Plan Overview

The individually-assessable parcel uses within the boundaries of the San Pedro Historic Waterfront Property and Business Improvement District (SPHWBID or "District") include a mix of retail, office, entertainment, light industrial, manufacturing, entertainment, parking, residential and government facilities. Services and improvements provided by the SPHWBID are designed to confer special benefits to the individually-assessable parcels. All of the services provided, including Visitor, Ambassador and Security services; Sanitation, Beautification & Capital Improvements; Marketing and Special Events; Administration, District Management are above and beyond the baseline services provided by the City. None of these services are provided by the City. These services are uniquely tailored to meet the needs of individually-assessed parcels and land uses within the SPHWBID, and provide a particular and distinct benefit to those parcels. Each individually-assessed parcel in the District receives proportionate special benefits from the services, programs and improvements provided to its respective benefit zone and land use. No District services will be provided outside the SPHWBID boundaries.

Retail, Office, Entertainment, Light Industrial, Manufacturing and Parking Use Parcels

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses are conferred proportionate special benefits from all SPHWBID funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. SPHWBID programs, services and improvements for these assessed parcels are designed to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments. SPHWBID programs, services and improvements are designed to improve commerce, security and aesthetic appeal for each of these assessed parcels by reducing crime, litter and debris, transporting customers, visitors, tourists and employees of each of these assessed parcels and professionally marketing the array of goods and services available from each of these assessed parcels, all considered necessary in a competitive properly managed mixed-use business district.

Residential Use Parcels

Assessed District parcels with residential uses specially benefit from SPHWBID funded programs, services and improvements including the District funded shuttle, ambassador/security and sanitation services, beautification and capital improvement projects as well as marketing/special events. District services, programs and improvements are designed to improve the cleanliness, security, marketability and livability of each of these assessed parcels and residential units on them. For these assessed parcels, SPHWBID programs, services and improvements are designed to increase residential occupancies, rental income and return on investments. These programs, services and improvements are designed to improve security and aesthetic appeal for these assessed parcels by reducing crime, litter and debris and professionally marketing the availability of residential units within the SPHWBID and the array of goods, services and activities available within the District for the special benefit of these assessed parcels, all considered necessary in a competitive properly managed contemporary mixed-use business district.

Government Parcels

Assessed government owned parcels specially benefit from SPHWBID funded programs, services and improvements from cleaner and safer facilities (Zone 1) as well as the ancillary public services such as local transit (all Zones) and security ambassadors (Zone 1) which are available to Government employees, visitors, vendors and other users of these government parcels and facilities, thus providing special benefits to these assessed government parcels. Assessed government parcels and facilities including offices, service centers and recreational destinations (all Zones) will be part of special activities and events will be marketed by the SPHWBID on maps, directories, newsletters, website and social media outlets.

B. Work Plan Description

The following programs, services and improvements are proposed by the renewed SPHWBID to specially benefit each and every individually assessed parcel within the District boundaries. SPHWBID services, programs and improvements will not be provided to parcels outside the District boundary. Assessment funds generated in each benefit zone shall only be used to provide services which specially benefit individual assessed parcels within that benefit zone.

1. Visitor & Ambassador/Security Services

Visitor Program

The Visitor Program includes shuttle services with multiple shuttle stops, refurbishment and/or replacement of shuttles, visitor kiosk(s) with maps and brochures, wayfinding signage, monument signage and high technology advances to automate and enhance the various Visitor Program elements. The Visitor Program is designed to attract visitors and tourists to, and for the special benefit of, individually assessed parcels in both the Historic Downtown and the Waterfront areas of the District.

Shuttle bus service will operate on weekends as a local form of transportation to assessed parcels throughout the District, connecting assessed parcels in both the Waterfront and Historic Downtown San Pedro. The shuttle bus service supplements, not supplants other existing public transportation services that operate on a limited basis within the District.

The Visitor Program elements will be provided only to assessed parcels within the District and none outside of the District. It is noted that the Visitor Program is provided to Benefit Zones 1, 2 and 3, with seasonal shuttle bus schedule variations in Zone 3.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from the Visitor Program by attracting more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. The Visitor Program is designed to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments for each and every one of these assessed parcels. The Visitor Program will also promote commercial and recreational opportunities that are provided

on publicly and privately owned individually assessed parcels throughout the District boundaries. The Visitor Programs is designed to improve commerce for each of these assessed parcels by facilitating District information dissemination and transporting customers, visitors, tourists and employees to other assessed parcels within the District.

Assessed District parcels with residential uses specially benefit from the Visitor Program by attracting more tenants and investors for the special benefit of each of these assessed parcels. The Visitor Program is designed to increase residential occupancies, residential rental income and return on investments for each and every one of these assessed parcels. The Visitor Programs is designed to improve livability for each of these assessed residential parcels by facilitating District information dissemination and transporting residents and visitors to other assessed parcels within the District.

Assessed government owned parcels and facilities including offices, service centers and recreational destinations specially benefit from the Visitor Program from the District visitor information dissemination and the shuttle bus service (all Zones) which are available to Government employees, visitors, vendors and other users of these government parcels and facilities which, in turn confer special benefits for each assessed government parcel and facility.

Ambassador/Security Services

The Ambassador/Security Services uses uniformed ambassadors that provide security services to each and every assessed parcel in the District by reporting crime to LAPD and the Port Police Department. Their presence helps prevent, deter, and report illegal activities in the District. To further prevent and deter illegal activities, the Ambassador/Security Services will seek to enhance the program using technology such as the installation of security cameras and/or additional security lighting throughout the District.

The Ambassador/Security Services are provided 7 days a week and only within the District boundaries and none provided outside of the District. It is noted that Ambassador/Security Services are only provided within Benefit Zone 1 with none in Benefit Zones 2 or 3. Zones 2 and 3 are patrolled by the Port of Los Angeles Police Department.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from the Ambassador/Security Services by attracting more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. The Ambassador/Security Services are designed to improve security for each of these assessed parcels by reducing and deterring crime for the special benefit of each of these assessed parcels.

Assessed District parcels with residential uses specially benefit from the Ambassador/Security Services by attracting more tenants and investors for the special benefit of each of these assessed residential parcels. The Ambassador/Security Services are designed to improve security for each of these assessed residential parcels by reducing and deterring crime for the special benefit of each of these assessed parcels.

Assessed government owned parcels and facilities including offices, service centers and recreational destinations (Zone 1 only) specially benefit from the Ambassador/Security Services by reducing and deterring crime which provides positive effects and special benefits for government parcels and facilities.

2. Sanitation & Beautification/Capital Improvements

Sanitation

Sanitation Services include sidewalk sweeping, sidewalk pressure washing, illegal dumping pickup, graffiti removal and clean up patrols. Sidewalk sweeping and clean up patrols are provided 5 days a week in Benefit Zone 1 along with illegal dumping pickup, as needed. Sidewalk pressure washing is provided at least 4 times a year in Benefit Zone 1 and only as needed in Benefit Zones 2 and 3. Graffiti removal is provided in Benefit Zones 1, 2 and 3 based on demand.

Sanitation Services are designed to improve and maintain the appearance of each assessed parcel in the District by reducing litter and debris and other negative physical conditions based on its Benefit Zone and level of service provided.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from the Sanitation Services by attracting more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. The Sanitation Services are designed to improve the physical appearance of each of these assessed parcels by removing litter and debris and other negative physical factors for the special benefit of each of these assessed parcels.

Assessed District parcels with residential uses specially benefit from the Sanitation Services by attracting more tenants and investors for the special benefit of each of these assessed residential parcels. The Sanitation Services are designed to improve the physical appearance of each of these assessed residential parcels by removing litter and debris and other negative physical factors for the special benefit of each of these assessed parcels.

Assessed government owned parcels and facilities including offices, service centers and recreational destinations (primarily Benefit Zone 1) specially benefit from the Sanitation Services by removing litter and debris and other negative physical factors which provides positive visual effects and thus special benefits for each and every assessed government parcel and facility within the District (primarily Benefit Zone 1). It is noted that the only Sanitation Service provided in Benefit Zones 2 and 3 are occasional sidewalk pressure washing (after special events) and graffiti removal based on demand.

Beautification/Capital Improvements

Beautification/Capital Improvements includes landscape watering, tree trimming, streetscape improvements and capital improvement projects. Tree trimming includes annual palm tree trimming in Benefit Zones 1, 2 and 3 and other tree trimming, as needed, in Benefit Zone 1. Landscape watering is provided weekly in Benefit Zone 1 and, as needed, in Benefit Zones 2 and 3.

Examples of streetscape improvements include street tree "twinkle" lighting, holiday decorations, street furniture, decorative banners, and utility services.

Capital improvements are strictly based on funding availability, the District and may include projects such as monument signs, a public space area such as a community stage, a vehicle or a statement artwork piece (i.e., mosaic artwork) that would attract visitors to the District and promote commerce.

The District will continue to seek and leverage outside public agency and private funds with District assessment funds for additional landscape, streetscape and capital improvement projects throughout the District for the benefit of all individually-assessed parcels within the District. All such improvements shall provide an aesthetically improved visual to the District to further encourage employees, tenants, customers and visitors to use the District's resources.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from the Beautification/Capital Improvement Projects by attracting more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. The Beautification/Capital Improvement Projects are designed to improve the physical appearance of each of these assessed parcels by providing physical amenities adjacent to and for the special benefit of each of these assessed parcels.

Assessed District parcels with residential uses specially benefit from the Beautification/Capital Improvement Projects by attracting more tenants and investors for the special benefit of each of these assessed residential parcels. The Beautification/Capital Improvement Projects are designed to improve the physical appearance of each of these assessed residential parcels by providing physical amenities adjacent to and for the special benefit of each of these assessed parcels.

Assessed government owned parcels and facilities including offices, service centers and recreational destinations specially benefit from the Beautification/Capital Improvement Projects by providing physical amenities adjacent to and for the special benefit of each of these assessed government parcels. The Beautification/Capital Improvement Projects provides positive visual effects and thus special benefits for each and every assessed government parcel and facility within the District.

3. Marketing and Special Events

Marketing includes: website development and updates, newsletter publication, branding and marketing program development, advertising, public relations activities and special events. Marketing also includes business attraction, recruitment and retention which involves preparation of public relations and promotional materials; marketing programs and activities; market and economic analysis, forecasts, and development plans; and targeted outreach. Special events include concerts, festivals, and Los Angeles Fleet Week events. Each marketing initiative and special event is designed to build upon a positive District identity already developed by past SPHWBID marketing and promotional efforts.

Marketing programs and special events are designed to increase vehicle, pedestrian and visitor traffic to the District and, in turn, increase exposure and visibility to assessed SPHWBID parcels and their businesses and other attractions within the District. Marketing programs and activities will be staged and conducted in Benefit Zones 1, 2 and 3.

The District marketing and promotions efforts will only be provided for individually-assessed parcels within the District boundaries, and will provide a special benefit to those parcels by increasing pedestrian and automobile traffic within the District, which will increase commerce and attract and retain businesses in the District. Parcels outside of the District boundaries will not receive these services or any special benefit from these services.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from Marketing and Special Events by attracting more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. Marketing and Special Events are designed to increase exposure of each of these assessed parcels by actively promoting the goods and services and other amenities available from assessed parcels within the District and thus increasing commerce.

Assessed District parcels with residential uses specially benefit from Marketing and Special Events by attracting more tenants and investors for the special benefit of each of these assessed residential parcels. Marketing and Special Events are designed to improve the livability of each of these assessed residential parcels by staging activities and special events for the special benefit of each of these assessed parcels.

Assessed government owned parcels and facilities including offices, service centers and recreational destinations specially benefit from the Marketing and Special Events which are available to Government employees, visitors, vendors and other users of these government parcels and facilities, thus providing special benefits to these assessed government parcels. Assessed government parcels and facilities will be part of special activities and events and will be marketed by the SPHWBID on maps, directories, newsletters, website and social media outlets.

4. Administration/District Management

Included in the Administration/District Management are the costs for internal staffing, overhead, accounting, legal, bank charges, annual report and Directors and Officers and General Liability insurance and other office and operation expenses. Management and other positions that may be hired in connection with the District include an executive director, marketing manager, and Visitor Program personnel. These positions may be employees or contractors at the discretion of the owners' association board of directors. Administration/District Management also includes City fees and County collection fees, allowance for delinquent assessment payments and other variable expenses related to each program element.

Funds will only be spent for special benefit to the individually-assessed parcels in the District, on expenses within the confines of this Plan. If at the time of District expiration there are funds remaining and owners wish to renew the District, those funds could be used for the costs of District renewal.

Each zone will pay its fair share of the administrative and District management cost. The share of each zone shall be directly proportional to the amount of the District's services provided in that zone. Each land use within each Benefit Zone will receive proportionate special benefits from Administration/District Management in that this work plan element is key to the proper expenditure of SPHWBID assessment funds and the administration of District programs and activities. This component exists only for the purposes of the SPHWBID and will only be provided for matters specially benefitting each individual assessed parcel within the SPHWBID.

In summary, all District funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the SPHWBID will proportionately specially benefit from the District Visitor & Ambassador/Security services; Sanitation & Beautification/Capital Improvements; Marketing and Special Events; and, Administration/District Management. These services, programs and improvements are intended to improve commerce, employment, livability, rents, occupancy rates and investment return of parcels, businesses and residences within the SPHWBID by reducing crime, litter and debris, transporting customers, employees and visitors around the District and professionally marketing goods, services and spaces available within the District, all considered necessary in a competitive properly managed contemporary mixed-use business district. A District that is dirty, unsafe, not maintained nor managed well, will deter commerce and reduce competitiveness in the marketplace. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the SPHWBID.

5. Service Levels by Zone

Service	Zone 1	Zone 2	Zone 3
1. VISITOR & AMBASSADOR/SECURITY			
Shuttle Service	Minimum Weekends	Minimum Weekends	Seasonal
Shuttle Bus Stops	Minimum Two	Minimum Two	Minimum Two
Visitor Program	Year Round	Year Round	Year Round
Uniformed Security Ambassadors	7 days / week	N/A	N/A
2. SANITATION & BEAUTIFICATION/ CAPITAL IMPROVEMENTS			
Sidewalk Sweeping	5 days/week	N/A	N/A
Sidewalk Pressure Washing	Minimum 4x/year	As needed	As needed
Illegal Dumping Pickup	As needed	N/A	N/A
Graffiti Removal	On demand	On demand	On Demand
Clean-Up Patrols	5 days/week	N/A	N/A
Tree Trimming	Palm Trees-Annual Other trees- as needed	Palm Trees - Annual	Palm Trees - Annual
Landscape Watering	Weekly	As needed	As needed
Streetscape Improvements	As funds are available	As funds are available	As funds are available
Capital Improvements	As funds are available	As funds are available	As funds are available
3. MARKETING & SPECIAL EVENTS	Year Round	Year Round	Year Round
4. ADMINISTRATION/DISTRICT MANAGEMENT	Continual	Continual	Continual

Budget

1. Ten-Year Budget

The total projected budget and service plan breakdown for the District's ten-year term, assuming the maximum three-percent (3%) annual assessment rate increase is approved each year, is shown in the Table below. The actual budget in operation years 2018-2027 may vary depending upon the actual increase, if any, approved by the owner's association as well as increased assessments for new land developments. Any interest accrued and delinquent collections shall also be expended in accordance with the proportional allocations of the budget.

YEAR 1-10 PROJECED PBID BUDGET SUMMARY (Special Benefit Costs)

(Assumes 3% max rate increase per year)

Category	%	Year One 2018	Year Two 2019	Year Three 2020	Year Four 2021	Year Five 2022
Visitor, Ambassador & Security	38.32%	$488,231.00	$502,877.93	$517,964.27	$533,503.20	$549,508.29
Sanitation, Beautification & Capital Improvements	24.01%	$305,908.83	$315,086.09	$324,538.68	$334,274.84	$344,303.08
Marketing & Special Events	20.53%	$261,570.52	$269,417.64	$277,500.17	$285,825.17	$294,399.93
Administration	17.14%	$218,378.90	$224,930.26	$231,678.17	$238,628.52	$245,787.37
Totals	**100%**	**$1,274,089.25**	**$1,312,311.93**	**$1,351,681.29**	**$1,392,231.72**	**$1,433,998.68**

Category	Year Six 2023	Year Seven 2024	Year Eight 2025	Year Nine 2026	Year Ten 2027	Ten-Year Total
Visitor, Ambassador & Security	$565,993.54	$582,973.35	$600,462.55	$618,476.42	$637,030.72	$5,597,021.27
Sanitation, Beautification & Capital Improvements	$354,632.17	$365,271.14	$376,229.27	$387,516.15	$399,141.64	$3,506,901.90
Marketing & Special Events	$303,231.93	$312,328.88	$321,698.75	$331,349.71	$341,290.20	$2,998,612.91
Administration	$253,160.99	$260,755.82	$268,578.50	$276,635.85	$284,934.93	$2,503,469.32
Totals	**$1,477,018.64**	**$1,521,329.19**	**$1,566,969.07**	**$1,613,978.14**	**$1,662,397.49**	**$14,606,005.39**

Any funds carried over from year-to-year shall be spent within the zone and category from which they originated. Any funds carried over from the District's operation year 2017 shall only be spent on improvements and activities provided to individually-assessed parcels within the District boundary prior to the expansion/renewal; they shall not be spent on any improvements and activities provided to individually-assessed parcels in the new portion of Zone 3.

2. Benefit Zone Budgets

Assessment funds collected from each benefit zone will only be spent on services provided within that benefit zone. The table below illustrates the breakdown of budget category spending of assessment funds by zone. The total for each zone on the bottom line is the assessment amount levied in that zone. The total column on the right side of the table is the District's total budget for that category. The bottom right box is the District's total assessment budget. Assessment funds collected in each zone shall only be spent on improvements and services which specially benefit individually-assessed parcels within the respective zones.

SPHWBID Year 1 (2018) Assessment Budget By Zone

Category		Zone 1	Zone 2	Zone 3	Category Total
	%	72.5258352%	13.7933304%	13.6808344%	
Visitor, Ambassador & Security	38.32%	$354,093.61	$67,343.32	$66,794.07	$488,231.00
Sanitation, Beautification & Capital Improvements	24.01%	$221,862.93	$42,195.02	$41,850.88	$305,908.83
Marketing & Special Events	20.53%	$189,706.21	$36,079.28	$35,785.03	$261,570.52
Administration	17.14%	$158,381.12	$30,121.72	$29,876.06	$218,378.90
Zone Totals	**100.00%**	**$924,043.87**	**$175,739.34**	**$174,306.04**	**$1,274,089.25**

3. Adjustments

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 10-Year term of the proposed renewed PBID. Accordingly, SPHWBID shall have the ability to re-allocate categorical expenditures by no more than ten percent (10%) of the line item budget each year; provided, however, that in no case shall funds be spent for activities or improvements provided outside of the zone from which they were collected. Such adjustments are subject to the review and approval by the Owner's Association Board and included in the Annual

Planning Report that will be approved by the Los Angeles City Council pursuant to Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category.

4. Special versus General Benefits

The California Constitution Article XIII D, section 4 (Proposition 218) stipulates that assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. A "general benefit" is defined as: "A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied." A "special benefit" as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Special and general benefits are discussed in greater detail in the attached Engineer's Report (See Attachment 1).

The Assessment Engineer (see attached Engineer's Report) has found that the general benefits (i.e. benefits to the general public and surrounding parcels outside the District) of the proposed programs, services and improvements represent 1% of the total adjusted District costs ($1,286,958.58) or $12,869.33. Thus, 1% of the total SPHWBID costs will need to be funded by non-assessment revenue sources such as grants, donations, program income, volunteer credits, etc.

A breakdown of the special benefit costs (assessment revenue) plus general benefit costs per Benefit Zone per work plan element per year is shown in the following table:

10-Year Special + General Benefit Costs By Zone

SPECIAL + GENERAL BENEFIT COSTS BY CATEGORY & ZONE	Visitor, Ambassador, Security	Sanitation, Beautification, Capital Improvements	Marketing, Special Events	Admin, District Mgmt	TOTAL
ZONE 1					
Year 1 - 2016 Special Benefit Cost	$354,093.61	$221,862.93	$189,706.21	$158,381.12	$924,043.87
Year 1 - 2016 General Benefit Cost	$3,576.63	$2,240.99	$1,916.19	$1,599.78	$9,333.59
Year 1 - 2016 Sub Total Costs	$357,670.24	$224,103.92	$191,622.40	$159,980.90	$933,377.46
ZONE 2					
Year 1 - 2016 Special Benefit Cost	$67,343.32	$42,195.02	$36,079.28	$30,121.72	$175,739.34
Year 1 - 2016 General Benefit Cost	$680.22	$426.20	$364.43	$304.25	$1,775.11
Year 1 - 2016 Sub Total Costs	$68,023.54	$42,621.22	$36,443.71	$30,425.97	$177,514.45
ZONE 3					
Year 1 - 2016 Special Benefit Cost	$66,794.07	$41,850.88	$35,785.03	$29,876.06	$174,306.04
Year 1 - 2016 General Benefit Cost	$674.67	$422.73	$361.46	$301.77	$1,760.63
Year 1 - 2016 Sub Total Costs	$67,468.74	$42,273.61	$36,146.49	$30,177.83	$176,066.67
Total Yr 1 Special Benefit Costs	**$488,231.00**	**$305,908.83**	**$261,570.52**	**$218,378.90**	**$1,274,089.25**
Total Yr 1 General Benefit Costs	**$4,931.52**	**$3,089.92**	**$2,642.08**	**$2,205.80**	**$12,869.33**
TOTAL YR 1 - 2018 COSTS	**$493,162.52**	**$308,998.75**	**$264,212.60**	**$220,584.70**	**$1,286,958.58**

ZONE 1					
Year 2 - 2017 Special Benefit Cost	$364,716.42	$228,518.82	$269,417.64	$163,132.55	$1,025,785.43
Year 2 - 2017 General Benefit Cost	$3,418.10	$2,141.66	$2,524.97	$1,528.87	$9,613.60
Year 2 - 2017 Sub Total Costs	$368,134.52	$230,660.49	$271,942.60	$164,661.42	$1,035,399.03
ZONE 2					
Year 2 - 2017 Special Benefit Cost	$69,363.61	$43,460.87	$37,161.66	$31,025.37	$181,011.52
Year 2 - 2017 General Benefit Cost	$700.63	$438.99	$375.36	$313.38	$1,828.36
Year 2 - 2017 Sub Total Costs	$70,064.24	$43,899.86	$37,537.03	$31,338.76	$182,839.88
ZONE 3					
Year 2 - 2017 Special Benefit Cost	$68,797.90	$43,106.41	$36,858.58	$30,772.34	$179,535.22
Year 2 - 2017 General Benefit Cost	$694.91	$435.41	$372.30	$310.83	$1,813.45
Year 2 - 2017 Sub Total Costs	$69,492.81	$43,541.82	$37,230.88	$31,083.16	$181,348.67
TOTAL YR 2 Special Benefit Costs	**$502,877.93**	**$315,086.09**	**$269,417.64**	**$224,930.27**	**$1,312,311.93**
TOTAL YR 2 General Benefit Costs	**$4,813.64**	**$3,016.06**	**$3,272.63**	**$2,153.08**	**$13,255.41**
TOTAL YR 2 - 2019 COSTS	**$507,691.57**	**$318,102.15**	**$272,690.27**	**$227,083.35**	**$1,325,567.34**
ZONE 1					
Year 3 - 2018 Special Benefit Cost	$375,657.91	$235,374.39	$201,259.31	$168,026.53	$980,318.14
Year 3 - 2018 General Benefit Cost	$3,794.45	$2,377.47	$2,032.88	$1,697.20	$9,902.00
Year 3 - 2018 Sub Total Costs	$379,452.36	$237,751.86	$203,292.19	$169,723.74	$990,220.15
ZONE 2					
Year 3 - 2018 Special Benefit Cost	$71,444.52	$44,764.69	$38,276.51	$31,956.14	$186,441.87
Year 3 - 2018 General Benefit Cost	$721.65	$452.16	$386.62	$322.78	$1,883.21
Year 3 - 2018 Sub Total Costs	$72,166.17	$45,216.85	$38,663.14	$32,278.92	$188,325.08
ZONE 3					
Year 3 - 2018 Special Benefit Cost	$70,861.83	$44,399.60	$37,964.34	$31,695.51	$184,921.28
Year 3 - 2018 General Benefit Cost	$715.76	$448.47	$383.47	$320.15	$1,867.85
Year 3 - 2018 Sub Total Costs	$71,577.60	$44,848.07	$38,347.81	$32,015.66	$186,789.13
TOTAL YR 3 Special Benefit Costs	**$517,964.27**	**$324,538.68**	**$277,500.16**	**$231,678.18**	**$1,351,681.29**
TOTAL YR 3 General Benefit Costs	**$5,231.86**	**$3,278.10**	**$2,802.97**	**$2,340.13**	**$13,653.06**
TOTAL YR 3 - 2020 COSTS	**$523,196.13**	**$327,816.78**	**$280,303.13**	**$234,018.31**	**$1,365,334.35**
ZONE 1					
Year 4 - 2019 Special Benefit Cost	$386,927.65	$242,435.62	$207,297.09	$173,067.33	$1,009,727.69
Year 4 - 2019 General Benefit Cost	$3,908.28	$2,448.80	$2,093.87	$1,748.12	$10,199.06
Year 4 - 2019 Sub Total Costs	$390,835.93	$244,884.41	$209,390.96	$174,815.45	$1,019,926.75
ZONE 2					
Year 4 - 2019 Special Benefit Cost	$73,587.86	$46,107.63	$39,424.81	$32,914.82	$192,035.12
Year 4 - 2019 General Benefit Cost	$743.30	$465.72	$398.22	$332.47	$1,939.71
Year 4 - 2019 Sub Total Costs	$74,331.16	$46,573.36	$39,823.03	$33,247.29	$193,974.83
ZONE 3					
Year 4 - 2019 Special Benefit Cost	$72,987.69	$45,731.59	$39,103.27	$32,646.37	$190,468.92
Year 4 - 2019 General Benefit Cost	$737.23	$461.93	$394.97	$329.75	$1,923.89
Year 4 - 2019 Sub Total Costs	$73,724.92	$46,193.51	$39,498.24	$32,976.13	$192,392.81
TOTAL YR 4 Special Benefit Costs	**$533,503.20**	**$334,274.84**	**$285,825.17**	**$238,628.52**	**$1,392,231.72**
TOTAL YR 4 General Benefit Costs	**$5,388.81**	**$3,376.45**	**$2,887.06**	**$2,410.34**	**$14,062.66**

TOTAL YR 4 - 2021 COSTS	**$538,892.01**	**$337,651.29**	**$288,712.23**	**$241,038.86**	**$1,406,294.38**
ZONE 1					
Year 5 - 2020 Special Benefit Cost	$398,535.48	$249,708.69	$213,516.00	$178,259.35	$1,040,019.52
Year 5 - 2020 General Benefit Cost	$4,025.53	$2,522.26	$2,156.68	$1,800.56	$10,505.04
Year 5 - 2020 Sub Total Costs	$402,561.01	$252,230.95	$215,672.69	$180,059.91	$1,050,524.55
ZONE 2					
Year 5 - 2020 Special Benefit Cost	$75,795.49	$47,490.86	$40,607.55	$33,902.26	$197,796.18
Year 5 - 2020 General Benefit Cost	$765.60	$479.70	$410.17	$342.44	$1,997.90
Year 5 - 2020 Sub Total Costs	$76,561.09	$47,970.56	$41,017.72	$34,244.71	$199,794.08
ZONE 3					
Year 5 - 2020 Special Benefit Cost	$75,177.32	$47,103.53	$40,276.37	$33,625.76	$196,182.98
Year 5 - 2020 General Benefit Cost	$759.35	$475.78	$406.82	$339.65	$1,981.61
Year 5 - 2020 Sub Total Costs	$75,936.67	$47,579.32	$40,683.19	$33,965.41	$198,164.59
TOTAL YR 5 Special Benefit Costs	**$549,508.29**	**$344,303.08**	**$294,399.92**	**$245,787.38**	**$1,433,998.68**
TOTAL YR 5 General Benefit Costs	**$5,550.48**	**$3,477.74**	**$2,973.67**	**$2,482.65**	**$14,484.54**
TOTAL YR 5 - 2022 COSTS	**$555,058.77**	**$347,780.82**	**$297,373.59**	**$248,270.03**	**$1,448,483.22**
ZONE 1					
Year 6 - 2023 Special Benefit Cost	$410,491.54	$257,199.95	$219,921.48	$183,607.13	$1,071,220.10
Year 6 - 2023 General Benefit Cost	$4,146.30	$2,597.93	$2,221.38	$1,854.58	$10,820.19
Year 6 - 2023 Sub Total Costs	$414,637.84	$259,797.87	$222,142.87	$185,461.71	$1,082,040.29
ZONE 2					
Year 6 - 2023 Special Benefit Cost	$78,069.36	$48,915.59	$41,825.78	$34,919.33	$203,730.06
Year 6 - 2023 General Benefit Cost	$788.56	$494.09	$422.47	$352.71	$2,057.84
Year 6 - 2023 Sub Total Costs	$78,857.92	$49,409.67	$42,248.26	$35,272.05	$205,787.90
ZONE 3					
Year 6 - 2023 Special Benefit Cost	$77,432.64	$48,516.64	$41,484.66	$34,634.54	$202,068.47
Year 6 - 2023 General Benefit Cost	$782.13	$490.06	$419.03	$349.84	$2,041.05
Year 6 - 2023 Sub Total Costs	$78,214.77	$49,006.70	$41,903.69	$34,984.37	$204,109.53
TOTAL YR 6 Special Benefit Costs	**$565,993.54**	**$354,632.18**	**$303,231.92**	**$253,161.00**	**$1,477,018.64**
TOTAL YR 6 General Benefit Costs	**$5,716.99**	**$3,582.08**	**$3,062.88**	**$2,557.13**	**$14,919.08**
TOTAL YR 5 - 2023 COSTS	**$571,710.53**	**$358,214.26**	**$306,294.80**	**$255,718.13**	**$1,491,937.72**
ZONE 1					
Year 7 - 2024 Special Benefit Cost	$422,806.29	$264,915.95	$226,519.13	$189,115.34	$1,103,356.70
Year 7 - 2024 General Benefit Cost	$4,270.68	$2,675.86	$2,288.03	$1,910.22	$11,144.79
Year 7 - 2024 Sub Total Costs	$427,076.97	$267,591.81	$228,807.15	$191,025.56	$1,114,501.50
ZONE 2					
Year 7 - 2024 Special Benefit Cost	$80,411.44	$50,383.06	$43,080.55	$35,966.91	$209,841.96
Year 7 - 2024 General Benefit Cost	$812.22	$508.91	$435.15	$363.29	$2,119.57
Year 7 - 2024 Sub Total Costs	$81,223.66	$50,891.96	$43,515.70	$36,330.21	$211,961.54
ZONE 3					
Year 7 - 2024 Special Benefit Cost	$79,755.62	$49,972.14	$42,729.20	$35,673.57	$208,130.53
Year 7 - 2024 General Benefit Cost	$805.60	$504.76	$431.60	$360.33	$2,102.29
Year 7 - 2024 Sub Total Costs	$80,561.21	$50,476.90	$43,160.80	$36,033.90	$210,232.81
TOTAL YR 7 Special Benefit Costs	**$582,973.35**	**$365,271.14**	**$312,328.88**	**$260,755.83**	**$1,521,329.19**

TOTAL YR 7 General Benefit Costs	**$5,888.50**	**$3,689.53**	**$3,154.78**	**$2,633.84**	**$15,366.65**
TOTAL YR 7 - 2024 COSTS	**$588,861.85**	**$368,960.67**	**$315,483.66**	**$263,389.67**	**$1,536,695.84**
ZONE 1					
Year 8 - 2025 Special Benefit Cost	$435,490.48	$272,863.42	$233,314.70	$194,788.80	$1,136,457.41
Year 8 - 2025 General Benefit Cost	$4,398.81	$2,756.14	$2,356.67	$1,967.52	$11,479.14
Year 8 - 2025 Sub Total Costs	$439,889.28	$275,619.56	$235,671.37	$196,756.33	$1,147,936.54
ZONE 2					
Year 8 - 2025 Special Benefit Cost	$82,823.78	$51,894.55	$44,372.97	$37,045.92	$216,137.22
Year 8 - 2025 General Benefit Cost	$836.59	$524.18	$448.20	$374.19	$2,183.16
Year 8 - 2025 Sub Total Costs	$83,660.37	$52,418.72	$44,821.17	$37,420.11	$218,320.38
ZONE 3					
Year 8 - 2025 Special Benefit Cost	$82,148.29	$51,471.30	$44,011.07	$36,743.78	$214,374.44
Year 8 - 2025 General Benefit Cost	$829.76	$519.90	$444.55	$371.14	$2,165.35
Year 8 - 2025 Sub Total Costs	$82,978.05	$51,991.21	$44,455.62	$37,114.92	$216,539.80
TOTAL YR 8 Special Benefit Costs	**$600,462.55**	**$376,229.28**	**$321,698.75**	**$268,578.50**	**$1,566,969.07**
TOTAL YR 8 General Benefit Costs	**$6,065.16**	**$3,800.22**	**$3,249.42**	**$2,712.85**	**$15,827.65**
TOTAL YR 8 - 2025 COSTS	**$606,527.71**	**$380,029.50**	**$324,948.17**	**$271,291.35**	**$1,582,796.72**
ZONE 1					
Year 9 - 2026 Special Benefit Cost	$448,555.19	$281,049.33	$240,314.14	$200,632.47	$1,170,551.13
Year 9 - 2026 General Benefit Cost	$4,530.77	$2,838.83	$2,427.37	$2,026.55	$11,823.51
Year 9 - 2026 Sub Total Costs	$453,085.96	$283,888.15	$242,741.51	$202,659.02	$1,182,374.64
ZONE 2					
Year 9 - 2026 Special Benefit Cost	$85,308.50	$53,451.38	$45,704.16	$38,157.30	$222,621.34
Year 9 - 2026 General Benefit Cost	$861.68	$539.90	$461.65	$385.42	$2,248.66
Year 9 - 2026 Sub Total Costs	$86,170.18	$53,991.29	$46,165.81	$38,542.72	$224,869.99
ZONE 3					
Year 9 - 2026 Special Benefit Cost	$84,612.74	$53,015.44	$45,331.40	$37,846.09	$220,805.68
Year 9 - 2026 General Benefit Cost	$854.66	$535.50	$457.88	$382.28	$2,230.32
Year 9 - 2026 Sub Total Costs	$85,467.39	$53,550.94	$45,789.29	$38,228.37	$223,035.99
TOTAL YR 9 Special Benefit Costs	**$618,476.42**	**$387,516.15**	**$331,349.71**	**$276,635.86**	**$1,613,978.14**
TOTAL YR 9 General Benefit Costs	**$6,247.11**	**$3,914.23**	**$3,346.90**	**$2,794.25**	**$16,302.49**
TOTAL YR 9 - 2026 COSTS	**$624,723.53**	**$391,430.38**	**$334,696.61**	**$279,430.11**	**$1,630,280.63**
ZONE 1					
Year 10 - 2027 Special Benefit Cost	$462,011.85	$289,480.81	$247,523.57	$206,651.44	$1,205,667.66
Year 10 - 2027 General Benefit Cost	$4,666.69	$2,923.99	$2,500.19	$2,087.35	$12,178.22
Year 10 - 2027 Sub Total Costs	$466,678.54	$292,404.80	$250,023.76	$208,738.79	$1,217,845.88
ZONE 2					
Year 10 - 2027 Special Benefit Cost	$87,867.75	$55,054.92	$47,075.28	$39,302.02	$229,299.98
Year 10 - 2027 General Benefit Cost	$887.54	$556.10	$475.50	$396.98	$2,316.11
Year 10 - 2027 Sub Total Costs	$88,755.29	$55,611.02	$47,550.78	$39,699.00	$231,616.09
ZONE 3					
Year 10 - 2027 Special Benefit Cost	$87,151.12	$54,605.91	$46,691.35	$38,981.48	$227,429.85
Year 10 - 2027 General Benefit Cost	$880.30	$551.56	$471.62	$393.74	$2,297.23
Year 10 - 2027 Sub Total Costs	$88,031.41	$55,157.47	$47,162.97	$39,375.22	$229,727.07

TOTAL YR 10 Special Benefit Costs	$637,030.72	$399,141.64	$341,290.20	$284,934.93	$1,662,397.49
TOTAL YR 10 General Benefit Costs	$6,434.53	$4,031.65	$3,447.31	$2,878.07	$16,791.56
TOTAL YR 10 - 2027 COSTS	$643,465.25	$403,173.29	$344,737.51	$287,813.00	$1,679,189.05

IV. ASSESSMENT METHODOLOGY

The District services, programs and improvements described in this Management District Plan will be funded through benefit assessments levied against real property in the District as well as non-assessment revenues to fund the costs associated with general benefits conferred on the public at large and surrounding parcels outside of the District boundaries. The assessment formula has been developed by the Assessment Engineer to ensure that no parcel will be assessed an amount that exceeds the cost of the proportionate special benefit that each assessed parcel derives from the programs, services and improvements to be funded by the proposed benefit assessments. The assessment rates are based on the proportionate amount of special benefit to be conferred on each individual parcel within the District boundary within three Benefit Zones.

The SPHWBID encompasses 817 parcels of which the Assessment Engineer has identified that 804 parcels will specially benefit from District services, programs and improvements and shall be assessed. The Assessment Engineer has determined that 13 parcels, all publicly or quasi publicly owned, shall be exempt from assessments for the following reasons:

- 8 parcels are owned by the Federal Government (US Post Office facility and parking – APNs 7455-025-901, 905 to 911). The Attorney General of the United States has opined that Federally owned lands are exempt from local taxation and assessments pursuant to the Supremacy Clause of the US Constitution. For this reason, no assessment shall be levied on these 8 parcels nor shall any SPHWBID funded services or improvements be directly provided for the special benefit of these Federally owned parcels. It is the opinion of the Assessment Engineer that no special District benefits will be conferred upon these exempt Federally owned parcels.

- 3 parcels owned by the City of Los Angeles Harbor Department (APNs 7440-039-911, 7440-040-907, 7440-041-906) have mixed-use zoning which includes portions zoned solely residential and/or agricultural. California Streets and Highways Code Section 36632(c) states, "Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment pursuant to this part." Therefore, it is the opinion of the Assessment Engineer that these 3 parcels containing portions of residential and/or agricultural zoning shall be fully exempt from District assessments and no SPHWBID services, programs or improvements shall be directly provided to them nor any special benefits be conferred upon them.

- 2 parcels owned by Southern Pacific Transportation Company (APNs 7440-030-821 and 7440-031-806) are active public rights of way. These parcels do not have commercial uses, do not have pedestrian traffic, and are basically unoccupied by the public; thus, they have no need

for District services and in the opinion of the Assessment Engineer, shall not be assessed nor will any special benefits be conferred upon them.

It has been determined by the Assessment Engineer (see Engineer's Report attached to this Plan as Attachment 1) that the benefit assessment of each identified and individually assessed parcel within the District will be based on two factors - building area and/or land area within three benefit zones. A detailed description of the services provided by the District within each benefit zone is included in Section III, Work Plan & Budget, of this Management Plan. The assessment rate differential rationale between Zone 1, 2, and 3 parcels and parcel land zoning are addressed in the attached Engineer's Report (See Attachment 1).

The assessment formula is as follows:

SPHWBID PBID ASSESSMENT FORMULA

Assessment = Building Area Assessment + Land Area Assessment

- Building Area Assessment = building area x building area rate (from chart below)
- Land Area Assessment = land area x land area rate (from chart below)

The Year 1 (2017-18) assessment rates for each assessment factor within each benefit zone are shown in the following Table:

SPHWBID Year 1 (2017-18) Assessment Rates		
Parcel Use - Benefit Zone	**Parcel Rate ($/sqft/yr)**	**Building Rate ($/sqft/yr)**
Commercially-Zoned Parcels		
Zone 1	$0.11941648	$0.17321581
Zone 2	$0.05968573	$0.08666418
Zone 3	$0.0096118	$0.00000
Residential Zoned (RD 4 or higher) Parcels and Uses		
Zone 1	$0.11941648	$0.08666418
Zone 2	$0.05968573	$0.04333200

Zone 3	$0.00000000	$0.00000000
Parcels with Active Public Right-of-Way, Residential Zoning (RD1.5 to RD3) or Agricultural Zoning (RA) in any Benefit Zone	Not Assessed	

Since the SPHWBID renewal is planned for a 10-Year term, maximum assessment rates for future years (Years 2-10) must be set at the inception of the renewal. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 3% per annum is incorporated into the projected program costs and, in turn, the resultant assessment rates for the 10-Year term of the District renewal. In addition, any annual budget surplus or deficit will be incorporated into the subsequent year's SPHWBID budget. Within the constraints of the annual adjustment, annual assessments will be set to account for surpluses or deficits carried forward. These figures are shown in the Table below. Assessment rates may not exceed those indicated below.

SPHWBID – 10-Year Maximum Assessment Rates

(Includes a 3%/Yr. Max Increase)

SPHWBID ASSMT RATES	YR 1	YR 2	YR 3	YR 4	YR 5
Operation Year	2018	2019	2020	2021	2022
Property Tax Year	2017-18	2018-19	2019-20	2020-21	2021-22
Zone 1 - Comm Zone Bldg Rate	$0.17321581	$0.17841228	$0.18376465	$0.18927759	$0.19495592
Zone 1 - Res Zone Bldg Rate	$0.08666418	$0.08926410	$0.09194203	$0.09470029	$0.09754130
Zone 1 - Land Rate	$0.11941648	$0.12299898	$0.12668895	$0.13048962	$0.13440431
Zone 2 - Comm Zone Bldg Rate	$0.08666418	$0.08926410	$0.09194203	$0.09470029	$0.09754130
Zone 2 - Res Zone Bldg Rate	$0.04333200	$0.04463196	$0.04597092	$0.04735005	$0.04877055
Zone 2 - Land Rate	$0.05968573	$0.06147630	$0.06332059	$0.06522021	$0.06717682
Zone 3 - Comm Zone Bldg Rate	$0.00000000	$0.00000000	$0.00000000	$0.00000000	$0.00000000
Zone 3 - Res Zone Bldg Rate	$0.00000000	$0.00000000	$0.00000000	$0.00000000	$0.00000000

Zone 3 - Land Rate	$0.00961180	$0.00990015	$0.01019716	$0.01050307	$0.01081817
SPHWBID ASSMT RATES	**YR 6**	**YR 7**	**YR 8**	**YR 9**	**YR 10**
Operation Year	2023	2024	2025	2026	2027
Property Tax Year	2022-23	2023-24	2024-25	2025-26	2026-27
Zone 1 - Comm Zone Bldg Rate	$0.20080459	$0.20682873	$0.21303359	$0.21942460	$0.22600734
Zone 1 - Res Zone Bldg Rate	$0.10046754	$0.10348156	$0.10658601	$0.10978359	$0.11307710
Zone 1 - Land Rate	$0.13843643	$0.14258953	$0.14686721	$0.15127323	$0.15581143
Zone 2 - Comm Zone Bldg Rate	$0.10046754	$0.10348156	$0.10658601	$0.10978359	$0.11307710
Zone 2- Res Zone Bldg Rate	$0.05023366	$0.05174067	$0.05329289	$0.05489168	$0.05653843
Zone 2 - Land Rate	$0.06919212	$0.07126789	$0.07340592	$0.07560810	$0.07787634
Zone 3 - Comm Zone Bldg Rate	$0.00000000	$0.00000000	$0.00000000	$0.00000000	$0.00000000
Zone 3 - Res Zone Bldg Rate	$0.00000000	$0.00000000	$0.00000000	$0.00000000	$0.00000000
Zone 3 - Land Rate	$0.01114271	$0.01147699	$0.01182130	$0.01217594	$0.01254122

Assessment Special Provisions

Residential and Agricultural Parcels

California Streets and Highways Code Section 36632(c) states, "Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment pursuant to this part." Therefore, parcels that are zoned RD1.5 to RD3 or zoned agricultural, in whole or in part, within the District boundaries will not be assessed.

Residential Condominiums

The vast majority of residential condominium parcels and units are newer "in town" residential condominiums. It is the opinion of this Assessment Engineer that these residential condominium parcels will proportionately specially benefit from District funded programs and activities, but differently than commercial parcels. The building area assessment rates for residential condominium

parcels shall be assessed at the zone rates delineated in the Assessment Rate Charts on pages 26 and 27.

Multi-Family Residential Parcels

In the opinion of the Assessment Engineer, parcels with multi-unit residential uses and zoned RD4 and higher within the District, will proportionately specially benefit from PBID funded programs, services and improvements but different than commercial zoned parcels and uses. The reason for this finding is rooted in the fact that commercial parcels and buildings provide the double benefit of directly generating income for the parcel in the form of market driven rents and, in turn, generate income to business owners as a function of retail sales areas, food and other service business space and office space to house revenue generating employees. This double benefit does not hold true for multi-unit residential use parcels. In the opinion of the Assessment Engineer, the building rates for RD4 and higher zoned residential uses are set at $0.08666418 per square foot of building in Zone 1 and $0.43332 in Zone 2. The land area rates for RD4 and higher zoned parcels are the same as for commercial zoned parcels. Those individually-assessed residential parcels, zoned RD4 or higher, within the District will proportionately specially benefit from all of the District's services. The assessment rate for individually-assessed residential parcels zoned RD4 or higher is commensurate with their need for services; they have a moderate amount of pedestrian traffic and thus a moderate need for services.

Right-of-Way Parcels

Parcels within the District, to the extent that they are used solely as active rights-of-way, shall not be assessed as they do not receive special benefit from the District's services. These parcels do not have a commercial use, do not have pedestrian traffic, and are basically unoccupied; thus, they have no need for District services and shall not be assessed.

Mixed-Use Parcels

Mixed-use parcels will be assessed in accordance with the following special criteria:

A. Mixed –Use Ground Floor Commercial and Upper Floor Residential Rental

1. Commercial Zoning

   a. Building area assessed at commercial building area zone rate for both commercial and residential building areas

   b. Land area assessed at commercial land area zone rate

SP 00046

2. R-4 (and higher) R Zoning

a. Building area assessed at commercial building area zone rate for commercial building area and residential building area zone rate for residential building area

b. Land area assessed at land area zone rate

B. Commercial/Office Condos

a. Building area assessed at building area zone rate

b. Land area assessed at land area zone rate but pro-rated for each unit based on ratio to total condominium units in the complex

C. Mixed-Use Commercial Condos and Residential Condos

a. Building area assessed at commercial building area zone rate for commercial units and residential building area zone rate for residential units

b. Land area assessed at commercial land area zone rate but pro-rated for each unit based on ratio to total condominium units (commercial and residential) in the complex

Changes to Zoning

If the zoning of an individual assessed parcel changes during the term of the District, the assessment calculation may be modified accordingly.

Changes to Building or Parcel Size

If the building size on a parcel changes during the term of the District, the assessment calculation may be modified accordingly. Parcels with new construction shall have their assessment adjusted upon issuance of a certificate of occupancy for the new building area. In addition, any changes in parcel size as a result of land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Plan would require a new Proposition 218 ballot procedure in order to approve any such changes.

The complete Year 1 – 2017-18 assessment roll of all parcels to be assessed by this District is included in this Plan as Appendix I.

Time and Manner for Collecting Assessments

The District special assessment will appear as a separate line item on annual Property Tax bills prepared by the County of Los Angeles. Property Tax bills are generally distributed in the fall, and payment is expected by lump sum or two installments. The County of Los Angeles shall distribute funds collected to the City of Los Angeles. Then, the City of Los Angeles will disburse the funds to the District Owners' Association, pursuant to the authorization of this Plan and the Management Contract between the City and the District Owners' Association. Existing laws for enforcement and appeal of parcel taxes apply to the District assessments. If necessary, the City of Los Angeles City Clerk's Office will directly bill property owners or entities that do not appear on the tax roll.

Duration of Assessment Levy

The effective operation period of the proposed renewed SPHWBID is January 1, 2018 through December 31, 2027. It is noted that the range of property tax years for levying the proposed PBID assessments is 2017-18 through 2026-27 running from July 1 through June 30 of each property tax fiscal year. At the conclusion of this term the District may be renewed again for a maximum of 10-Years. If the District is not renewed at the end of the proposed 10-Year term, SPHWBID services will end on December 31, 2027 and assessment levying authority will end on June 30, 2027.

Assessment Notice Process

After submission of petitions from property owners who will pay 50% or more of the assessment, the City may adopt a resolution declaring its intention to renew the District. Once the resolution is adopted, a ballot and assessment notice will be sent to owners of each individually-assessed parcel within the District boundaries. The assessment notice provides the assessment amount, based upon the benefit zone, building area and land area. After at least forty-five days, the City Council will hold a public hearing on the proposed assessment, which owners can attend and make comments to the City Council. At the conclusion of the public hearing, the returned ballots will be tabulated. If a weighted majority of the returned ballots favor implementing the assessment, the City Council may adopt a resolution renewing the District. A list of individually-assessed parcels included in the District is provided in the Year 1 (2017-18) Assessment Roll included as Appendix 1 of this Plan.

V. PUBLICLY OWNED PARCELS

The State Constitution - Article 13D (Proposition 218) states that "parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit."

There are 67 publicly owned parcels within the SPHWBID. Except as noted below for 11 publicly owned parcels which are declared exempt from assessments, it is the opinion of the Assessment Engineer that the other 56 publicly-owned parcels will receive proportionate special benefits from PBID services provided in each respective benefit zone.

Publicly owned parcels in Zone 1 are located in a highly trafficked commercial and mixed-use area and have a high amount of pedestrian activity. As such, these publicly owned parcels have similar needs to privately owned commercial parcels within Zone 1 and, in the opinion of the Assessment Engineer, will proportionately specially benefit from all District services, programs and improvements provided by the SPHWBID.

Assessed government owned parcels specially benefit from SPHWBID funded programs, services and improvements from cleaner and safer facilities (Zone 1) as well as the ancillary public services such as shuttle bus service (all Zones) and security ambassadors (Zone 1) which are available to Government employees, visitors, vendors and other users of these government parcels and facilities, thus providing special benefits to these assessed government parcels. Assessed government parcels and facilities including offices, service centers and recreational destinations (all Zones) will be part of special activities and events will be marketed by the SPHWBID on maps, directories, newsletters, website and social media outlets.

In the opinion of the Assessment Engineer, there is no clear and convincing evidence that these 56 non-exempt publicly owned parcels will not proportionately specially benefit from District services, programs and improvements; therefore, each non-exempt publicly owned parcel will be assessed at the full rate for their respective zones with assessments to be based on building and/or land areas of each parcel.

The 11 publicly owned parcels declared exempt from District assessments are described as follows:

- 8 parcels are owned by the Federal Government (US Post Office facility and parking – APNs 7455-025-901, 905 to 911). The Attorney General of the United States has opined that Federally owned lands are exempt from local taxation and assessments pursuant to the Supremacy Clause of the US Constitution. For this reason, no assessment shall be levied on these 8 parcels nor shall any PBID funded services or improvements be directly provided for the special benefit of these Federally owned parcels. It is the opinion of the Assessment Engineer that no special District benefits will be conferred upon these exempt Federally owned parcels.

- 3 parcels owned by the City of Los Angeles Harbor Department (APNs 7440-039-911, 7440-040-907, 7440-041-906) have mixed-use zoning which includes portions zoned solely residential and/or agricultural. California Streets and Highways Code Section 36632(c) states, "Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment pursuant to this part." Therefore, it is the opinion of the Assessment Engineer that these 3 parcels containing portions of residential and/or agricultural zoning shall be fully exempt from District assessments and no District services, programs or improvements shall be directly provided to them nor any special benefits be conferred upon them.

The Table below lists all publicly owned parcels within the proposed renewed SPHWBID and their Year 1 (2017-18) assessment amounts:

SPHWBID PUBLICLY OWNED PARCELS

APN	ZONE	OWNER	SITE ADDRESS	ASSESSABLE LAND AREA	ASSESSABLE BLDG AREA	EXPAN-SION	YR 1 2017-18 PBID ASSMT	% TOTAL
7440030911	2	L A CITY		11,500	0		$686.39	0.054%
7440030917	2	L A CITY		12,565	0		$749.95	0.059%
7440030918	2	L A CITY		40,075	0		$2,391.91	0.188%
7440031910	2	L A CITY		141,570	0		$8,449.71	0.663%
7440034906	3	L A CITY		14,790	0		$142.16	0.011%
7451037901	1	L A CITY	643 S PACIFIC AVE	6,000	5,500		$1,669.19	0.131%
7455004900	1	L A CITY		5,750	0		$686.64	0.054%
7455004901	1	L A CITY		5,751	0		$686.76	0.054%
7455004903	1	L A CITY	478 W 6TH ST	18,730	17,352		$5,242.31	0.411%
7455005900	1	L A CITY		4,802	0		$573.44	0.045%
7455005901	1	L A CITY		9,604	0		$1,146.88	0.090%
7455005902	1	L A CITY		2,402	0		$286.84	0.023%
7455005903	1	L A CITY	424 W 7TH ST	4,802	0		$573.44	0.045%
7455005904	1	L A CITY	430 W 7TH ST	4,802	0		$573.44	0.045%
7455005905	1	L A CITY	438 W 7TH ST	4,802	0		$573.44	0.045%
7455006900	1	L A CITY		15,000	0		$1,791.25	0.141%
7455007900	1	L A CITY		16,186	0		$1,932.88	0.152%
7455007902	1	L A CITY	456 W 9TH ST	16,241	0		$1,939.44	0.152%
7455007903	1	L A CITY		6,683	0		$798.06	0.063%
7455010902	1	L A CITY		42,108	0		$5,028.39	0.395%
7455010903	1	L A CITY		28,368	18,000		$6,505.49	0.511%
7455013902	1	L A CITY	500 S MESA ST	6,835	0		$816.21	0.064%
7455013903	1	L A CITY	514 S MESA ST	3,870	0		$462.14	0.036%
7455013904	1	L A CITY	392 W 6TH ST	11,611	0		$1,386.54	0.109%
7455025900	1	L A CITY		76,400	0		$9,123.42	0.716%
7455025903	1	L A CITY		34,575	0		$4,128.82	0.324%
7455026900	1	L A CITY		12,222	76,479		$14,706.88	1.154%
7455026939	1	L A CITY		9,896	0		$1,181.75	0.093%
7456011900	1	L A CITY		61,390	0		$7,330.98	0.575%
		L A CITY TOTAL					**$81,564.73**	**6.402%**
7440024911	3	L A CITY HARBOR DEPT		3,574,098	0		$34,353.52	2.696%
7440026903	3	L A CITY HARBOR DEPT		1,957,586	0		$18,815.93	1.477%
7440030906	2	L A CITY HARBOR DEPT	444 S HARBOR BLVD	684,328	54,557		$45,572.75	3.577%
7440030908	2	L A CITY HARBOR DEPT		67,082	0		$4,003.84	0.314%
7440031904	2	L A CITY HARBOR DEPT		1,429,639	149,929		$98,322.52	7.717%

7440031905	3	L A CITY HARBOR DEPT	1400 S HARBOR BLVD	32,400	0	X	$311.42	0.024%
7440034901	3	L A CITY HARBOR DEPT		3,291,394	0	X	$31,636.22	2.483%
7440034902	3	L A CITY HARBOR DEPT		260,489	0	X	$2,503.77	0.197%
7440035904	3	L A CITY HARBOR DEPT		919,116	0	X	$8,834.36	0.693%
7440036904	3	L A CITY HARBOR DEPT		527,512	0		$5,070.34	0.398%
7440036906	3	L A CITY HARBOR DEPT		1,263,676	0	X	$12,146.20	0.953%
7440037902	3	L A CITY HARBOR DEPT		1,417,442	0	X	$13,624.17	1.069%
7440037903	3	L A CITY HARBOR DEPT		2,428,470	0	X	$23,341.97	1.832%
7440039910	3	L A CITY HARBOR DEPT		2,347,013	0	X	$22,559.02	1.771%
7440039911	3	L A CITY HARBOR DEPT	210 WHALERS WALK	0	0	X	$0.00	0.000%
7440040907	3	L A CITY HARBOR DEPT	2800 VIA CABRILLO MARINA	0	0	X	$0.00	0.000%
7440041906	3	L A CITY HARBOR DEPT	3720 STEPHEN M WHITE DR	0	0	X	$0.00	0.000%
7440041907	3	L A CITY HARBOR DEPT		85,813	0	X	$824.82	0.065%
7455019916	1	L A CITY HARBOR DEPT	425 S PALOS VERDES ST	113,325	95,380		$30,054.20	2.359%
7455019922	1	L A CITY HARBOR DEPT	260 W 5TH ST	83,200	51,000		$18,769.46	1.473%
7455027932	1	L A CITY HARBOR DEPT		63,365	0		$7,566.83	0.594%
7455027933	1	L A CITY HARBOR DEPT	100 W 5TH ST	54,671	29,000		$11,551.88	0.907%
		L A CITY HARBOR DEPT TOTAL					**$389,863.19**	**30.599%**
7440030910	2	L A CITY PARK DEPT		50,530	0		$3,015.92	0.237%
		L A CITY PARK DEPT TOTAL					**$3,015.92**	**0.237%**
7455025904	1	L A COUNTY	122 W 8TH ST	23,785	18,499		$6,044.64	0.474%
		L A COUNTY TOTAL					**$6,044.64**	**0.474%**
7440030919	2	LONG BEACH CITY		11,500	0		$686.39	0.054%
7440030920	2	LONG BEACH CITY		12,565	0		$749.95	0.059%
7440030921	2	LONG BEACH CITY		40,075	0		$2,391.91	0.188%
7440031911	2	LONG BEACH CITY		141,570	0		$8,449.71	0.663%
7440034907	3	LONG BEACH CITY		14,790	0		$142.16	0.011%
		LONG BEACH CITY TOTAL					**$12,420.11**	**0.975%**
7455013901	1	STATE OF CA	505 S CENTRE ST	78,038	36,409		$15,625.64	1.226%
		STATE OF CA TOTAL					**$15,625.64**	**1.226%**
7455025901	1	U S GOVT (USPS)	839 BEACON AVE	0	0		$0.00	0.000%
7455025905	1	U S GOVT (USPS)		0	0		$0.00	0.000%
7455025906	1	U S GOVT (USPS)		0	0		$0.00	0.000%
7455025907	1	U S GOVT (USPS)		0	0		$0.00	0.000%
7455025908	1	U S GOVT (USPS)	832 S PALOS VERDES ST	0	0		$0.00	0.000%
7455025909	1	U S GOVT (USPS)		0	0		$0.00	0.000%
7455025910	1	U S GOVT (USPS)		0	0		$0.00	0.000%
7455025911	1	U S GOVT (USPS)		0	0		$0.00	0.000%
		U S GOVT (USPS) Total					**$0.00**	**0.000%**
		GRAND TOTAL					**$508,534.24**	**39.914%**

VI. DISTRICT GOVERNANCE

A. Owners' Association

The Owners' Association is charged with the day-to-day operations of the District. The Owners' Association shall be an independent, nonprofit corporation, contracted with the City of Los Angeles to provide the services set forth in this Plan.

B. Brown Act Compliance

The Owners Association is considered a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Owners Association board must be held in compliance with the public notice and other requirements of the Brown Act.

C. Annual Report

The Owners Association board shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650.

VII. PROPOSED RULES AND REGULATION APPLIED TO THE DISTRICT

There are no specific rules or regulations applied to this PBID

VIII. OTHER ITEMS

No bonds will be issued for any SPHWBID projects in conjunction with this renewal.

IX. PLAN AUTHOR

The author and preparer of this Plan is Ed Henning of Edward Henning & Associates

X. IMPLEMENTATION TIME TABLE

The renewed SPHWBID is expected to begin operation by January 2018. In order to meet this goal, the following procedural timeline is projected:

Date	Action/Task
Oct -Dec '16	• Develop District Management Plan
Spring '17	• Collect petitions signed by property owners
Late Spring '17	• Submit majority support petitions to City
Mid '17	• City Council adopts Resolution of Intention to renew the District
Mid '17	• City sends notice of public hearing and a ballot to

property owners within District

Mid '17 • City Council conducts public hearing (ballots due by this date)

Mid '17 • Providing no majority ballot protest is filed at the hearing, Council approves Ordinance of Renewal for the District

August '17 • Assessment roll submitted to LA County Assessor

APPENDIX 1

YEAR 1 (2017-18)

ASSESSMENT ROLL

&

SPHWBID MAP NUMBER INDEX

MAP PAGE NO.	Map ID	APN	YEAR 1 2017-18 SPHWBID ASSMT	% TOTAL
6	366	7440024911	$34,353.52	2.70%
6	171	7440026903	$18,815.93	1.48%
5	536	7440030802	$78.01	0.01%
5	370	7440030821	$0.00	0.00%
5	1	7440030822	$190.40	0.01%
5	177	7440030906	$45,572.75	3.58%
5	537	7440030908	$4,003.84	0.31%
5	369	7440030910	$3,015.92	0.24%
5	172	7440030911	$686.39	0.05%
5	541	7440030917	$749.95	0.06%
5	538	7440030918	$2,391.91	0.19%
5	362	7440030919	$686.39	0.05%
5	535	7440030920	$749.95	0.06%
5	365	7440030921	$2,391.91	0.19%
5	2	7440031806	$0.00	0.00%
5	6	7440031904	$98,322.52	7.72%
7	179	7440031905	$311.42	0.02%
5	4	7440031910	$8,449.71	0.66%
5	368	7440031911	$8,449.71	0.66%
7	174	7440034901	$31,636.22	2.48%
7	5	7440034902	$2,503.77	0.20%
7	363	7440034906	$142.16	0.01%
7	178	7440034907	$142.16	0.01%
7	540	7440035904	$8,834.36	0.69%
7	180	7440036904	$5,070.34	0.40%

7	367	7440036906	$12,146.20	0.95%
7	3	7440037902	$13,624.17	1.07%
7	364	7440037903	$23,341.97	1.83%
7	175	7440039910	$22,559.02	1.77%
7	176	7440039911	$0.00	0.00%
7	539	7440040907	$0.00	0.00%
7	173	7440041906	$0.00	0.00%
7	371	7440041907	$824.82	0.06%
1	534	7451018027	$10,136.11	0.80%
1	182	7451027017	$2,996.89	0.24%
1	543	7451027021	$3,609.03	0.28%
1	181	7451028023	$3,805.86	0.30%
1	542	7451028026	$3,571.82	0.28%
1	373	7451037011	$1,463.16	0.11%
1	7	7451037012	$800.85	0.06%
1	372	7451037028	$3,003.70	0.24%
1	8	7451037030	$1,697.72	0.13%
1	187	7451037901	$1,669.19	0.13%
4	374	7454003021	$3,319.93	0.26%
4	546	7454003022	$805.49	0.06%
4	183	7454003023	$1,316.85	0.10%
4	547	7454003024	$1,316.85	0.10%
4	376	7454003025	$2,547.08	0.20%
4	544	7454004025	$2,012.19	0.16%
4	375	7454004026	$2,477.80	0.19%
4	9	7454004027	$2,514.86	0.20%
4	377	7454011023	$1,230.64	0.10%
4	545	7454011024	$1,409.36	0.11%

4	185	7454011030	$1,038.92	0.08%
4	186	7454011031	$952.23	0.07%
4	184	7454011032	$2,095.19	0.16%
1	190	7455002002	$552.16	0.04%
1	378	7455002014	$1,480.12	0.12%
1	10	7455002015	$915.72	0.07%
1	23	7455002018	$2,376.39	0.19%
1	35	7455002020	$5,262.87	0.41%
1	383	7455002022	$9,517.13	0.75%
1	13	7455002026	$850.19	0.07%
1	191	7455002027	$10,096.43	0.79%
1	380	7455002028	$3,886.71	0.31%
1	554	7455003001	$2,479.04	0.19%
1	192	7455003003	$1,585.65	0.12%
1	560	7455003006	$1,509.10	0.12%
1	393	7455003007	$997.99	0.08%
1	396	7455003008	$936.83	0.07%
1	29	7455003009	$865.68	0.07%
1	188	7455003012	$2,635.61	0.21%
1	11	7455003015	$3,441.38	0.27%
1	550	7455003016	$7,753.87	0.61%
1	389	7455003017	$3,105.90	0.24%
1	733	7455003018	$17,390.10	1.36%
1	558	7455004001	$3,502.37	0.27%
1	14	7455004005	$2,517.31	0.20%
1	553	7455004006	$1,829.07	0.14%
1	386	7455004007	$1,439.34	0.11%
1	751	7455004010	$1,492.71	0.12%

1	21	7455004016	$2,036.93	0.16%
1	379	7455004018	$1,007.45	0.08%
1	19	7455004019	$5,908.62	0.46%
1	290	7455004800	$12,608.47	0.99%
1	464	7455004900	$686.64	0.05%
1	465	7455004901	$686.76	0.05%
1	289	7455004903	$5,242.31	0.41%
1	223	7455005001	$3,835.96	0.30%
1	387	7455005002	$892.82	0.07%
1	12	7455005003	$871.29	0.07%
1	549	7455005004	$746.35	0.06%
1	24	7455005005	$3,357.20	0.26%
1	204	7455005006	$2,911.67	0.23%
1	384	7455005007	$3,688.66	0.29%
1	15	7455005008	$1,826.80	0.14%
1	581	7455005009	$3,270.93	0.26%
1	189	7455005011	$2,430.45	0.19%
1	381	7455005012	$742.77	0.06%
1	207	7455005020	$1,402.13	0.11%
1	32	7455005021	$1,218.95	0.10%
1	561	7455005022	$4,799.79	0.38%
1	197	7455005025	$563.74	0.04%
1	37	7455005026	$1,645.18	0.13%
1	548	7455005027	$5,269.61	0.41%
1	610	7455005900	$573.44	0.05%
1	612	7455005901	$1,146.88	0.09%
1	462	7455005902	$286.84	0.02%
1	96	7455005903	$573.44	0.05%

1	463	7455005904	$573.44	0.05%
1	611	7455005905	$573.44	0.05%
4	17	7455006001	$4,866.14	0.38%
4	43	7455006002	$716.50	0.06%
4	224	7455006005	$1,832.73	0.14%
4	48	7455006006	$1,135.38	0.09%
4	587	7455006007	$1,449.53	0.11%
4	198	7455006008	$1,756.27	0.14%
4	565	7455006015	$2,920.30	0.23%
4	394	7455006016	$1,191.52	0.09%
4	30	7455006021	$2,651.90	0.21%
4	52	7455006022	$653.51	0.05%
4	219	7455006025	$1,140.57	0.09%
4	50	7455006026	$767.85	0.06%
4	556	7455006027	$748.83	0.06%
4	APNs: 7455-006-030 thru 096	7455006030	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006031	$218.66	0.02%
4	APNs: 7455-006-030 thru 096	7455006032	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006033	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006034	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006035	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006036	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006037	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006038	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006039	$194.40	0.02%
4	APNs: 7455-006-030 thru 096	7455006040	$177.93	0.01%
4	APNs: 7455-006-030 thru 096	7455006041	$178.80	0.01%
4	APNs: 7455-006-030 thru 096	7455006042	$176.20	0.01%

4	APNs: 7455-006-030 thru 096	7455006043	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006044	$199.60	0.02%
4	APNs: 7455-006-030 thru 096	7455006045	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006046	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006047	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006048	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006049	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006050	$216.93	0.02%
4	APNs: 7455-006-030 thru 096	7455006051	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006052	$672.40	0.05%
4	APNs: 7455-006-030 thru 096	7455006053	$221.26	0.02%
4	APNs: 7455-006-030 thru 096	7455006054	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006055	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006056	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006057	$194.40	0.02%
4	APNs: 7455-006-030 thru 096	7455006058	$185.73	0.01%
4	APNs: 7455-006-030 thru 096	7455006059	$192.67	0.02%
4	APNs: 7455-006-030 thru 096	7455006060	$212.60	0.02%
4	APNs: 7455-006-030 thru 096	7455006061	$207.40	0.02%
4	APNs: 7455-006-030 thru 096	7455006062	$178.80	0.01%
4	APNs: 7455-006-030 thru 096	7455006063	$236.86	0.02%
4	APNs: 7455-006-030 thru 096	7455006064	$176.20	0.01%
4	APNs: 7455-006-030 thru 096	7455006065	$201.33	0.02%
4	APNs: 7455-006-030 thru 096	7455006066	$175.33	0.01%
4	APNs: 7455-006-030 thru 096	7455006067	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006068	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006069	$216.93	0.02%
4	APNs: 7455-006-030 thru 096	7455006070	$227.07	0.02%

4	APNs: 7455-006-030 thru 096	7455006071	$313.65	0.02%
4	APNs: 7455-006-030 thru 096	7455006072	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006073	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006074	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006075	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006076	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006077	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006078	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006079	$263.90	0.02%
4	APNs: 7455-006-030 thru 096	7455006080	$212.60	0.02%
4	APNs: 7455-006-030 thru 096	7455006081	$220.74	0.02%
4	APNs: 7455-006-030 thru 096	7455006082	$256.19	0.02%
4	APNs: 7455-006-030 thru 096	7455006083	$212.60	0.02%
4	APNs: 7455-006-030 thru 096	7455006084	$219.10	0.02%
4	APNs: 7455-006-030 thru 096	7455006085	$219.10	0.02%
4	APNs: 7455-006-030 thru 096	7455006086	$219.10	0.02%
4	APNs: 7455-006-030 thru 096	7455006087	$274.30	0.02%
4	APNs: 7455-006-030 thru 096	7455006088	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006089	$234.26	0.02%
4	APNs: 7455-006-030 thru 096	7455006090	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006091	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006092	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006093	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006094	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006095	$306.11	0.02%
4	APNs: 7455-006-030 thru 096	7455006096	$227.07	0.02%
4	292	7455006900	$1,791.25	0.14%
4	591	7455007001	$4,408.42	0.35%

4	205	7455007002	$949.55	0.07%
4	61	7455007003	$474.77	0.04%
4	594	7455007006	$6,544.63	0.51%
4	253	7455007011	$4,036.29	0.32%
4	572	7455007013	$1,634.26	0.13%
4	213	7455007014	$759.95	0.06%
4	211	7455007015	$799.18	0.06%
4	209	7455007016	$967.03	0.08%
4	28	7455007017	$968.23	0.08%
4	562	7455007019	$2.268.44	0.18%
4	203	7455007020	$491.64	0.04%
4	41	7455007021	$6,684.76	0.52%
4	291	7455007900	$1,932.88	0.15%
4	613	7455007902	$1,939.44	0.15%
4	293	7455007903	$798.06	0.06%
4	39	7455008014	$1,116.73	0.09%
4	564	7455008015	$1,973.76	0.15%
4	422	7455008024	$1,733.21	0.14%
4	98	7455010902	$5,028.39	0.39%
4	614	7455010903	$6,505.49	0.51%
4	54	7455011001	$991.89	0.08%
4	217	7455011002	$573.20	0.04%
4	226	7455011003	$781.06	0.06%
4	235	7455011007	$921.20	0.07%
4	231	7455011009	$1,043.65	0.08%
4	254	7455011010	$1,092.85	0.09%
4	257	7455011011	$1,940.91	0.15%
4	258	7455011020	$1,151.61	0.09%

4	569	7455011021	$1,359.47	0.11%
4	397	7455011022	$978.40	0.08%
4	236	7455011026	$1,013.04	0.08%
4	408	7455011027	$3,570.60	0.28%
4	65	7455011028	$7,935.09	0.62%
4	411	7455011029	$986.55	0.08%
4	APNs: 7455-011-032 thru 054	7455011032	$192.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011033	$253.55	0.02%
4	APNs: 7455-011-032 thru 054	7455011034	$217.76	0.02%
4	APNs: 7455-011-032 thru 054	7455011035	$217.76	0.02%
4	APNs: 7455-011-032 thru 054	7455011036	$205.02	0.02%
4	APNs: 7455-011-032 thru 054	7455011037	$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011038	$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011039	$205.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011040	$192.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011041	$176.42	0.01%
4	APNs: 7455-011-032 thru 054	7455011042	$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011043	$205.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011044	$192.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011045	$253.55	0.02%
4	APNs: 7455-011-032 thru 054	7455011046	$217.76	0.02%
4	APNs: 7455-011-032 thru 054	7455011047	$217.76	0.02%
4	APNs: 7455-011-032 thru 054	7455011048	$205.02	0.02%
4	APNs: 7455-011-032 thru 054	7455011049	$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011050	$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011051	$205.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011052	$192.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011053	$176.42	0.01%

4	APNs: 7455-011-032 thru 054	7455011054	$161.68	0.01%
4	221	7455011055	$3,709.07	0.29%
1	232	7455012001	$2,208.53	0.17%
1	58	7455012002	$1,428.64	0.11%
1	73	7455012003	$1,359.35	0.11%
1	260	7455012004	$1,151.25	0.09%
1	753	7455012005	$1,428.52	0.11%
1	67	7455012006	$1,655.74	0.13%
1	405	7455012007	$1,463.16	0.11%
1	586	7455012008	$1,092.17	0.09%
1	417	7455012009	$1,290.07	0.10%
1	589	7455012010	$1,289.95	0.10%
1	580	7455012011	$2,606.51	0.20%
1	248	7455012012	$1,463.16	0.11%
1	403	7455012013	$1,151.37	0.09%
1	55	7455012014	$1,272.62	0.10%
1	240	7455012015	$1,463.16	0.11%
1	237	7455012016	$6,061.26	0.48%
1	595	7455012017	$535.34	0.04%
1	427	7455012018	$535.46	0.04%
1	604	7455012019	$1,055.11	0.08%
1	68	7455012020	$781.54	0.06%
1	431	7455012021	$573.56	0.05%
1	571	7455012022	$573.68	0.05%
1	251	7455012023	$1,765.28	0.14%
1	420	7455012024	$2,810.11	0.22%
1	584	7455012025	$573.56	0.05%
1	575	7455012026	$781.42	0.06%

1	45	7455012027	$1,134.78	0.09%
1	218	7455012028	$575.71	0.05%
1	423	7455013001	$2,451.44	0.19%
1	245	7455013002	$2,102.15	0.16%
1	414	7455013003	$566.60	0.04%
1	66	7455013004	$566.24	0.04%
1	228	7455013005	$715.74	0.06%
1	46	7455013006	$572.67	0.04%
1	590	7455013007	$462.38	0.04%
1	267	7455013015	$1,271.32	0.10%
1	467	7455013901	$15,625.64	1.23%
1	468	7455013902	$816.21	0.06%
1	99	7455013903	$462.14	0.04%
1	97	7455013904	$1,386.54	0.11%
1	269	7455014029	$21,503.67	1.69%
1	680	7455014032	$26,249.86	2.06%
1	428	7455014033	$11,054.97	0.87%
1	415	7455014035	$8,592.73	0.67%
2	47	7455019032	$21,173.65	1.66%
2	466	7455019916	$30,054.20	2.36%
2	709	7455019922	$18,769.46	1.47%
2	222	7455020043	$93,211.35	7.32%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020045	$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020046	$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020047	$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020048	$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020049	$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020050	$156.55	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020051	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020052	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020053	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020054	$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020055	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020056	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020057	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020058	$172.15	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020059	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020060	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020061	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020062	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020063	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020064	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020065	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020066	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020067	$102.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020068	$156.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020069	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020070	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020071	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020072	$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020073	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020074	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020075	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020076	$172.15	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020077	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020078	$100.22	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020079	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020080	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020081	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020082	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020083	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020084	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020085	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020086	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020087	$102.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020088	$156.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020089	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020090	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020091	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020092	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020093	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020094	$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020095	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020096	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020097	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020098	$161.75	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020099	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020100	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020101	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020102	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020103	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020104	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020105	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020106	$100.22	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020107	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020108	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020109	$102.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020110	$156.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020111	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020112	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020113	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020114	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020115	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020116	$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020117	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020118	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020119	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020120	$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020121	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020122	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020123	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020124	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020125	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020126	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020127	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020128	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020129	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020130	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020131	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020132	$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020133	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020134	$106.29	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020135	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020136	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020137	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020138	$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020139	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020140	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020141	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020142	$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020143	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020144	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020145	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020146	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020147	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020148	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020149	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020150	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020151	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020152	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020153	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020154	$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020155	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020156	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020157	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020158	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020159	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020160	$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020161	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020162	$126.22	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020163	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020164	$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020165	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020166	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020167	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020168	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020169	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020170	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020171	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020172	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020173	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020174	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020175	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020176	$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020177	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020178	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020179	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020180	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020181	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020182	$176.48	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020183	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020184	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020185	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020186	$161.75	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020187	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020188	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020189	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020190	$104.55	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020191	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020192	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020193	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020194	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020195	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020196	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020197	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020198	$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020199	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020200	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020201	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020202	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020203	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020204	$176.48	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020205	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020206	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020207	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020208	$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020209	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020210	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020211	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020212	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020213	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020214	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020215	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020216	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020217	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020218	$100.22	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020219	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020220	$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020221	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020222	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020223	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020224	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020225	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020226	$176.48	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020227	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020228	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020229	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020230	$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020231	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020232	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020233	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020234	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020235	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020236	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020237	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020238	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020239	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020240	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020241	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020242	$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020243	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020244	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020245	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020246	$100.22	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020247	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020248	$176.48	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020249	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020250	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020251	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020252	$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020253	$136.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020254	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020255	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020256	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020257	$149.62	0.01%
2	90	7455021034	$40.634.74	3.19%
2	APNs: 7455-021-036 thru 154	7455021036	$208.59	0.02%
2	APNs: 7455-021-036 thru 154	7455021037	$206.86	0.02%
2	APNs: 7455-021-036 thru 154	7455021038	$206.86	0.02%
2	APNs: 7455-021-036 thru 154	7455021039	$206.86	0.02%
2	APNs: 7455-021-036 thru 154	7455021040	$290.05	0.02%
2	APNs: 7455-021-036 thru 154	7455021041	$231.12	0.02%
2	APNs: 7455-021-036 thru 154	7455021042	$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021043	$157.46	0.01%
2	APNs: 7455-021-036 thru 154	7455021044	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021045	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021046	$134.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021047	$151.39	0.01%
2	APNs: 7455-021-036 thru 154	7455021048	$161.79	0.01%
2	APNs: 7455-021-036 thru 154	7455021049	$133.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021050	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021051	$127.13	0.01%

2	APNs: 7455-021-036 thru 154	7455021052	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021053	$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021054	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021055	$173.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021056	$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021057	$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021058	$184.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021059	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021060	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021061	$157.46	0.01%
2	APNs: 7455-021-036 thru 154	7455021062	$155.72	0.01%
2	APNs: 7455-021-036 thru 154	7455021063	$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021064	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021065	$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021066	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021067	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021068	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021069	$134.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021070	$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021071	$161.79	0.01%
2	APNs: 7455-021-036 thru 154	7455021072	$133.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021073	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021074	$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021075	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021076	$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021077	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021078	$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021079	$160.06	0.01%

2	APNs: 7455-021-036 thru 154	7455021080	$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021081	$164.39	0.01%
2	APNs: 7455-021-036 thru 154	7455021082	$129.73	0.01%
2	APNs: 7455-021-036 thru 154	7455021083	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021084	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021085	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021086	$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021087	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021088	$155.72	0.01%
2	APNs: 7455-021-036 thru 154	7455021089	$197.32	0.02%
2	APNs: 7455-021-036 thru 154	7455021090	$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021091	$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021092	$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021093	$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021094	$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021095	$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021096	$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021097	$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021098	$197.32	0.02%
2	APNs: 7455-021-036 thru 154	7455021099	$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021100	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021101	$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021102	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021103	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021104	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021105	$134.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021106	$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021107	$161.79	0.01%

2	APNs: 7455-021-036 thru 154	7455021108	$133.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021109	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021110	$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021111	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021112	$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021113	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021114	$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021115	$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021116	$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021117	$164.39	0.01%
2	APNs: 7455-021-036 thru 154	7455021118	$129.73	0.01%
2	APNs: 7455-021-036 thru 154	7455021119	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021120	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021121	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021122	$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021123	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021124	$155.72	0.01%
2	APNs: 7455-021-036 thru 154	7455021125	$149.66	0.01%
2	APNs: 7455-021-036 thru 154	7455021126	$168.72	0.01%
2	APNs: 7455-021-036 thru 154	7455021127	$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021128	$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021129	$121.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021130	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021131	$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021132	$134.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021133	$144.46	0.01%
2	APNs: 7455-021-036 thru 154	7455021134	$134.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021135	$133.19	0.01%

2	APNs: 7455-021-036 thru 154	7455021136	$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021137	$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021138	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021139	$149.66	0.01%
2	APNs: 7455-021-036 thru 154	7455021140	$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021141	$173.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021142	$152.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021143	$133.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021144	$183.46	0.01%
2	APNs: 7455-021-036 thru 154	7455021145	$152.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021146	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021147	$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021148	$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021149	$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021150	$159.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021151	$150.52	0.01%
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2	APNs: 7455-021-036 thru 154	7455021154	$1,692.95	0.13%
3	265	7455022001	$3,091.38	0.24%
3	622	7455022002	$1,569.94	0.12%
3	739	7455022003	$1,580.21	0.12%
3	625	7455022008	$1,798.83	0.14%
3	640	7455022009	$621.09	0.05%
3	757	7455022010	$621.09	0.05%
3	80	7455022011	$644.85	0.05%
3	433	7455022012	$644.85	0.05%
3	445	7455022013	$863.30	0.07%
3	435	7455022014	$1,402.81	0.11%

3	455	7455022015	$1,383.05	0.11%
3	286	7455022016	$1,774.86	0.14%
3	282	7455022017	$2,727.87	0.21%
3	457	7455022018	$2,098.92	0.16%
3	449	7455022019	$1,316.85	0.10%
3	765	7455022020	$1,552.77	0.12%
3	450	7455022021	$2,180.15	0.17%
3	APNs: 7455-022-028 thru 059	7455022028	$176.09	0.01%
3	APNs: 7455-022-028 thru 059	7455022029	$175.22	0.01%
3	APNs: 7455-022-028 thru 059	7455022030	$138.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022031	$138.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022032	$150.95	0.01%
3	APNs: 7455-022-028 thru 059	7455022033	$167.42	0.01%
3	APNs: 7455-022-028 thru 059	7455022034	$138.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022035	$138.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022036	$177.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022037	$151.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022038	$153.55	0.01%
3	APNs: 7455-022-028 thru 059	7455022039	$141.42	0.01%
3	APNs: 7455-022-028 thru 059	7455022040	$137.95	0.01%
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3	APNs: 7455-022-028 thru 059	7455022042	$175.22	0.01%
3	APNs: 7455-022-028 thru 059	7455022043	$169.15	0.01%
3	APNs: 7455-022-028 thru 059	7455022044	$169.15	0.01%
3	APNs: 7455-022-028 thru 059	7455022045	$191.69	0.02%
3	APNs: 7455-022-028 thru 059	7455022046	$167.42	0.01%
3	APNs: 7455-022-028 thru 059	7455022047	$169.15	0.01%
3	APNs: 7455-022-028 thru 059	7455022048	$169.15	0.01%

3	APNs: 7455-022-028 thru 059	7455022049	$180.42	0.01%
3	APNs: 7455-022-028 thru 059	7455022050	$188.22	0.01%
3	APNs: 7455-022-028 thru 059	7455022051	$189.95	0.01%
3	APNs: 7455-022-028 thru 059	7455022052	$141.42	0.01%
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3	APNs: 7455-022-028 thru 059	7455022054	$189.02	0.01%
3	APNs: 7455-022-028 thru 059	7455022055	$159.57	0.01%
3	APNs: 7455-022-028 thru 059	7455022056	$322.39	0.03%
3	APNs: 7455-022-028 thru 059	7455022057	$379.55	0.03%
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3	APNs: 7455-022-028 thru 059	7455022059	$376.09	0.03%
3	637	7455023021	$657.49	0.05%
3	633	7455023022	$810.07	0.06%
3	638	7455023023	$756.44	0.06%
3	104	7455023024	$1,058.23	0.08%
3	642	7455023025	$1,074.75	0.08%
3	645	7455025003	$1,218.13	0.10%
3	749	7455025018	$709.33	0.06%
3	750	7455025019	$24,315.69	1.91%
3	736	7455025900	$9,123.42	0.72%
3	105	7455025901	$0.00	0.00%
3	648	7455025903	$4,128.82	0.32%
3	294	7455025904	$6,044.64	0.47%
3	650	7455025905	$0.00	0.00%
3	470	7455025906	$0.00	0.00%
3	469	7455025907	$0.00	0.00%
3	647	7455025908	$0.00	0.00%
3	649	7455025909	$0.00	0.00%

3	651	7455025910	$0.00	0.00%
3	758	7455025911	$0.00	0.00%
2	745	7455026046	$12,061.24	0.95%
2	643	7455026048	$10,309.75	0.81%
2	748	7455026050	$8,492.33	0.67%
2	288	7455026051	$4,696.91	0.37%
2	644	7455026052	$18,392.89	1.44%
2	297	7455026900	$14,706.88	1.15%
2	295	7455026939	$1,181.75	0.09%
2	533	7455027932	$7,566.83	0.59%
2	471	7455027933	$11,551.88	0.91%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028001	$103.69	0.01%
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028003	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028004	$100.22	0.01%
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028006	$155.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028007	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028008	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028009	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028010	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028011	$142.68	0.01%
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028013	$128.82	0.01%
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028015	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028016	$161.75	0.01%
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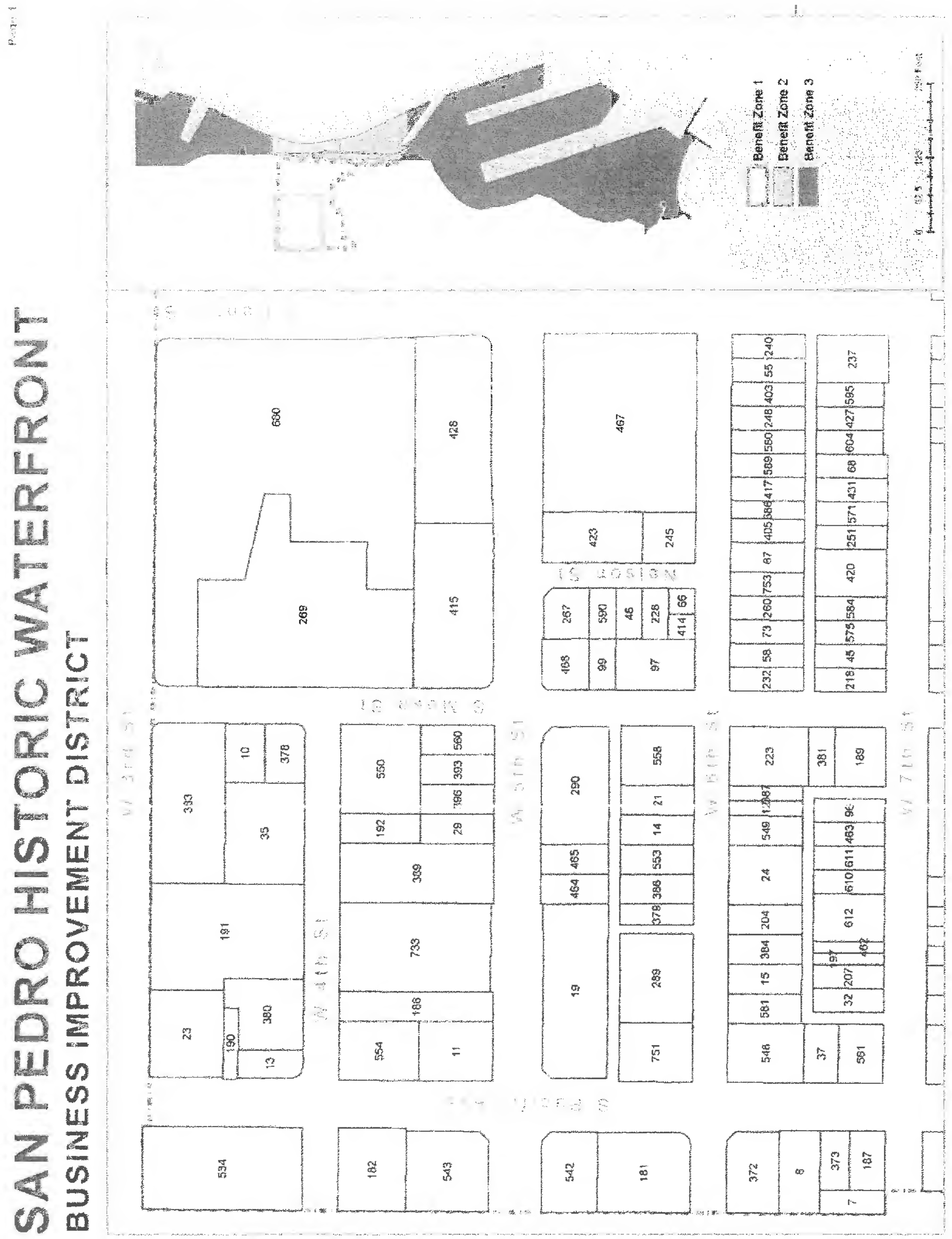
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028032	$142.68	0.01%
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028073	$100.22	0.01%

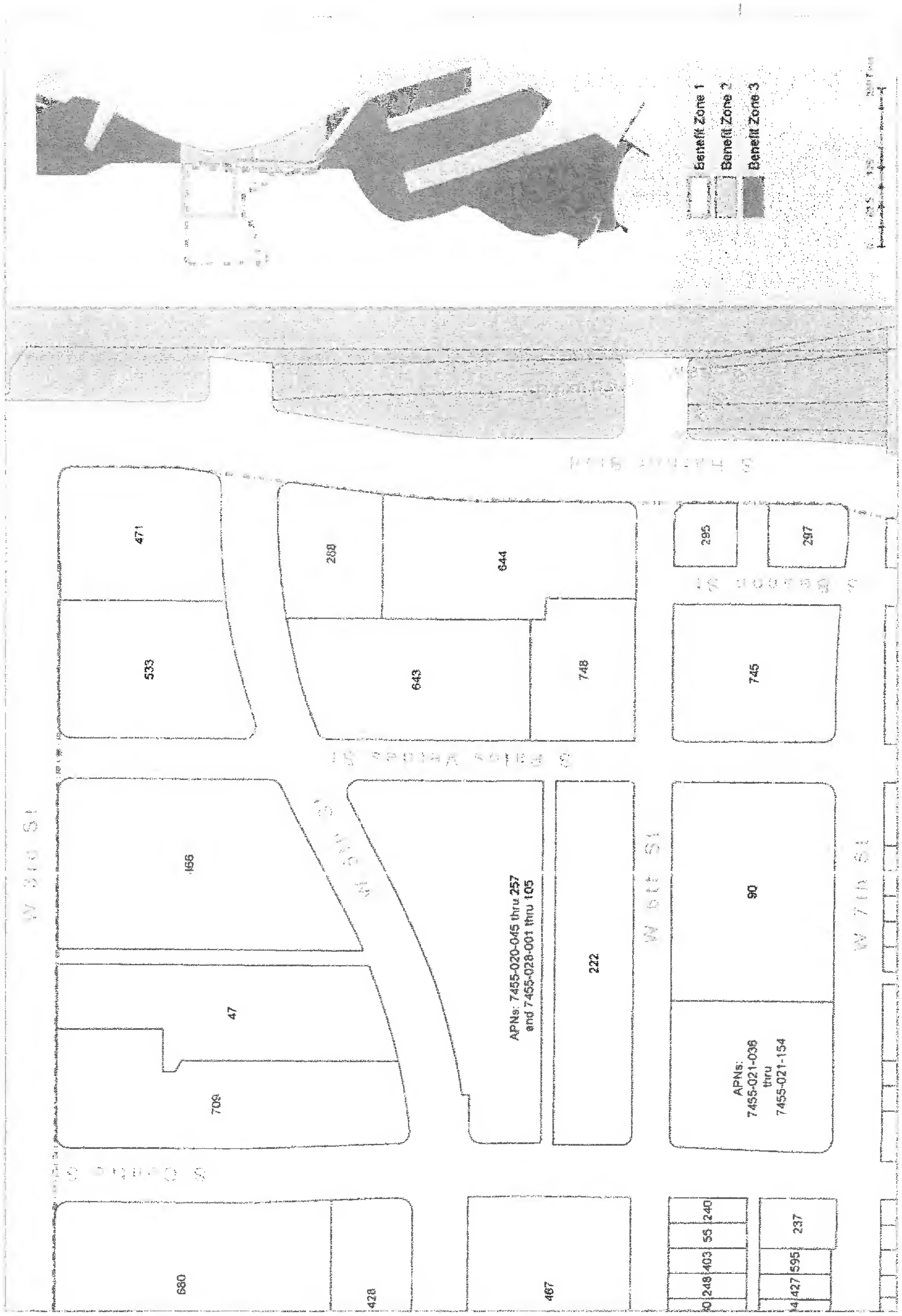
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028098	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028099	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028100	$161.75	0.01%
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028102	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028103	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028104	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028105	$149.62	0.01%
5	106	7456011800	$52.07	0.00%
5	296	7456011900	$7,330.98	0.58%
5	646	7456012024	$7,044.80	0.55%
5	652	7456012800	$52.07	0.00%

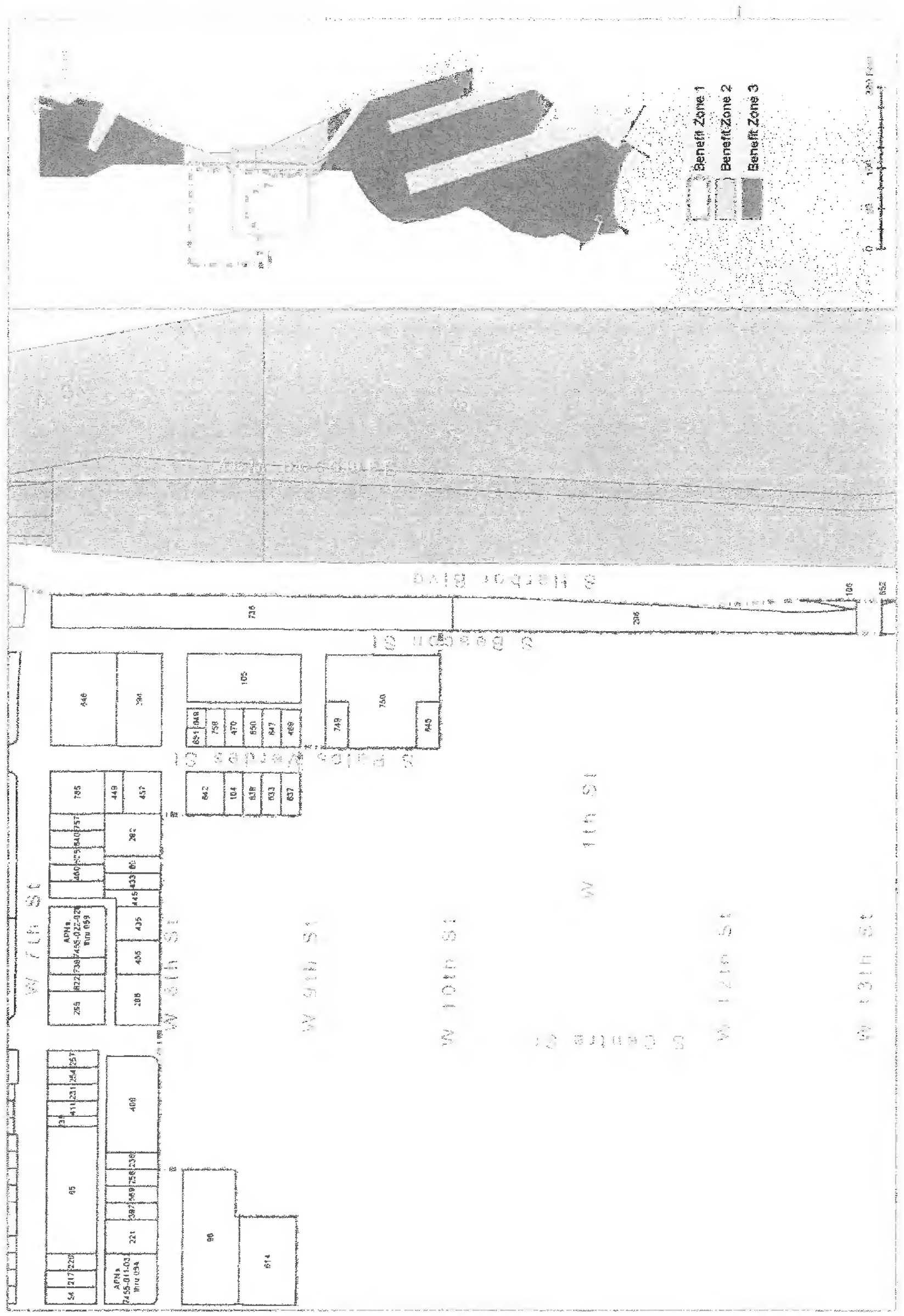
APPENDIX 2: DISTRICT BOUNDARY MAP



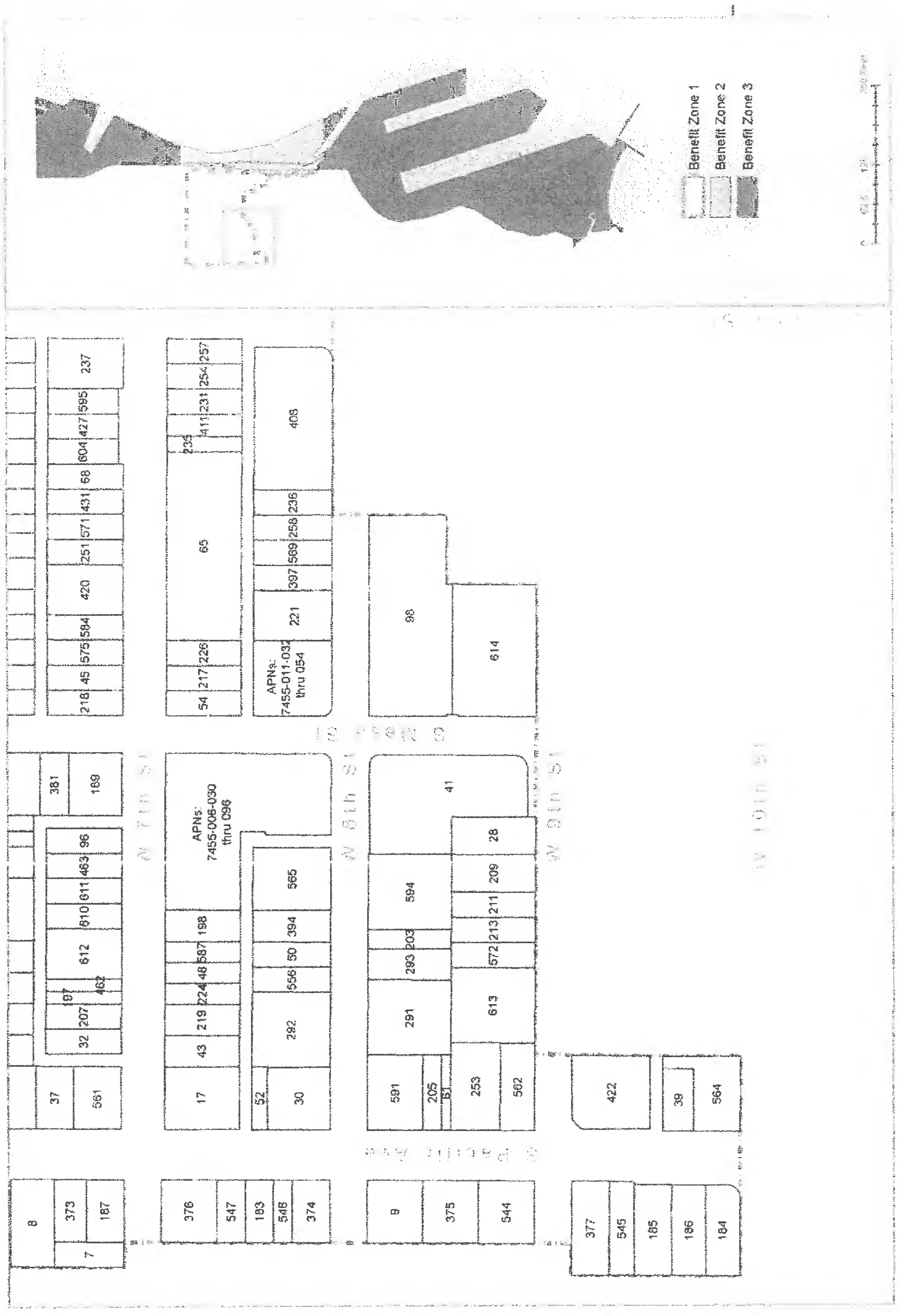
SAN PEDRO HISTORIC WATERFRONT
BUSINESS IMPROVEMENT DISTRICT



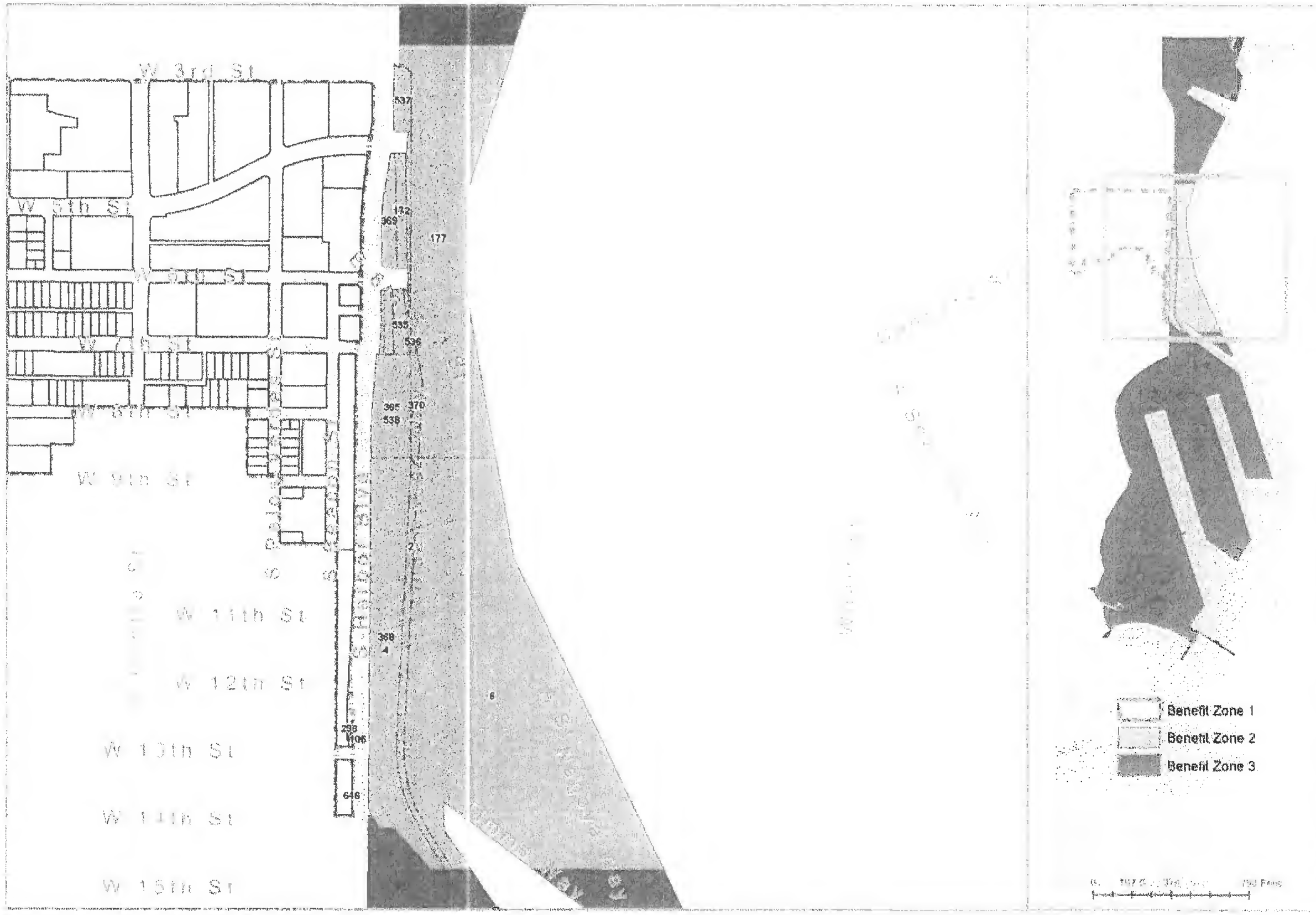
SAN PEDRO HISTORIC WATERFRONT
BUSINESS IMPROVEMENT DISTRICT



SAN PEDRO HISTORIC WATERFRONT
BUSINESS IMPROVEMENT DISTRICT

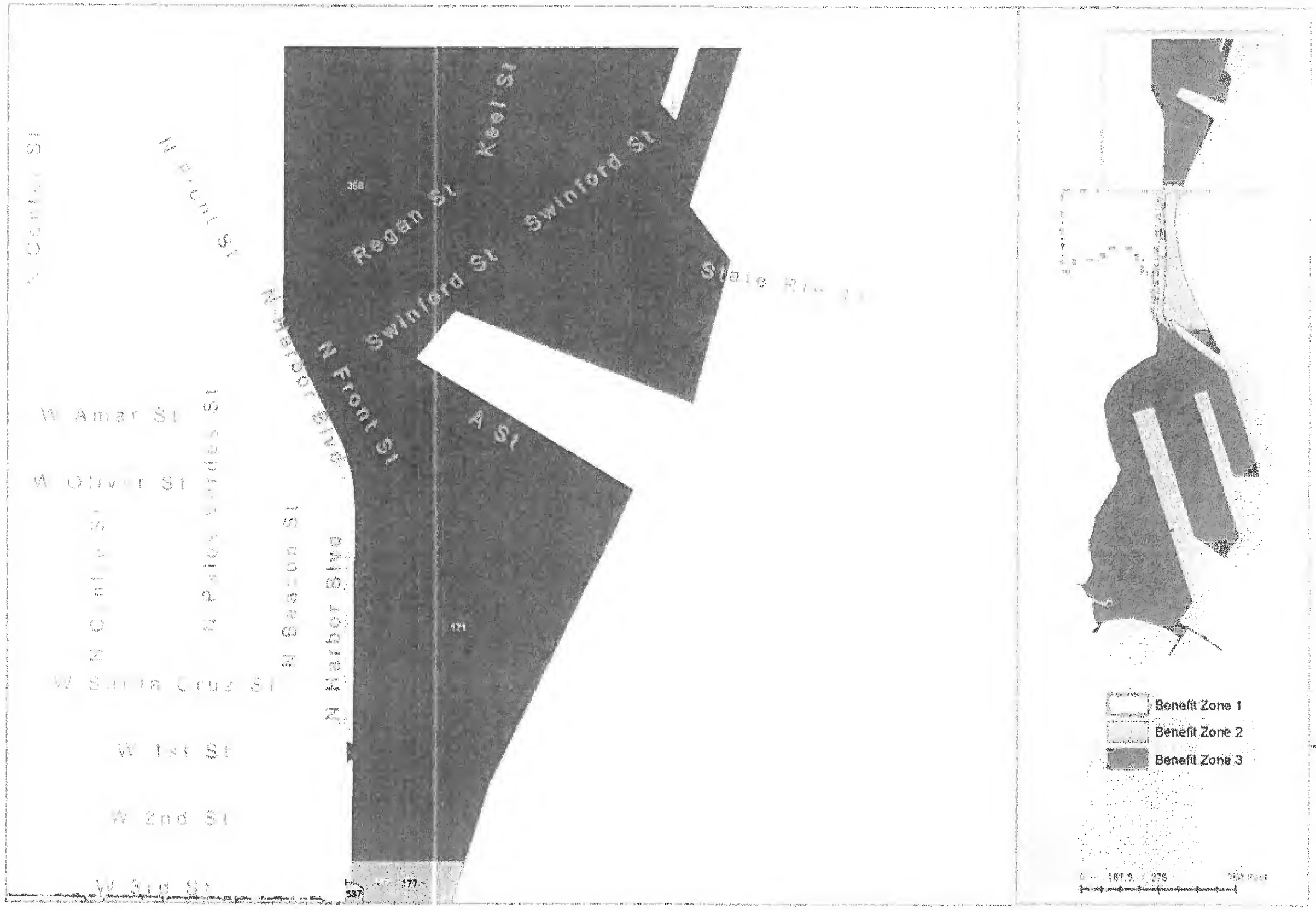


SAN PEDRO HISTORIC WATERFRONT
BUSINESS IMPROVEMENT DISTRICT

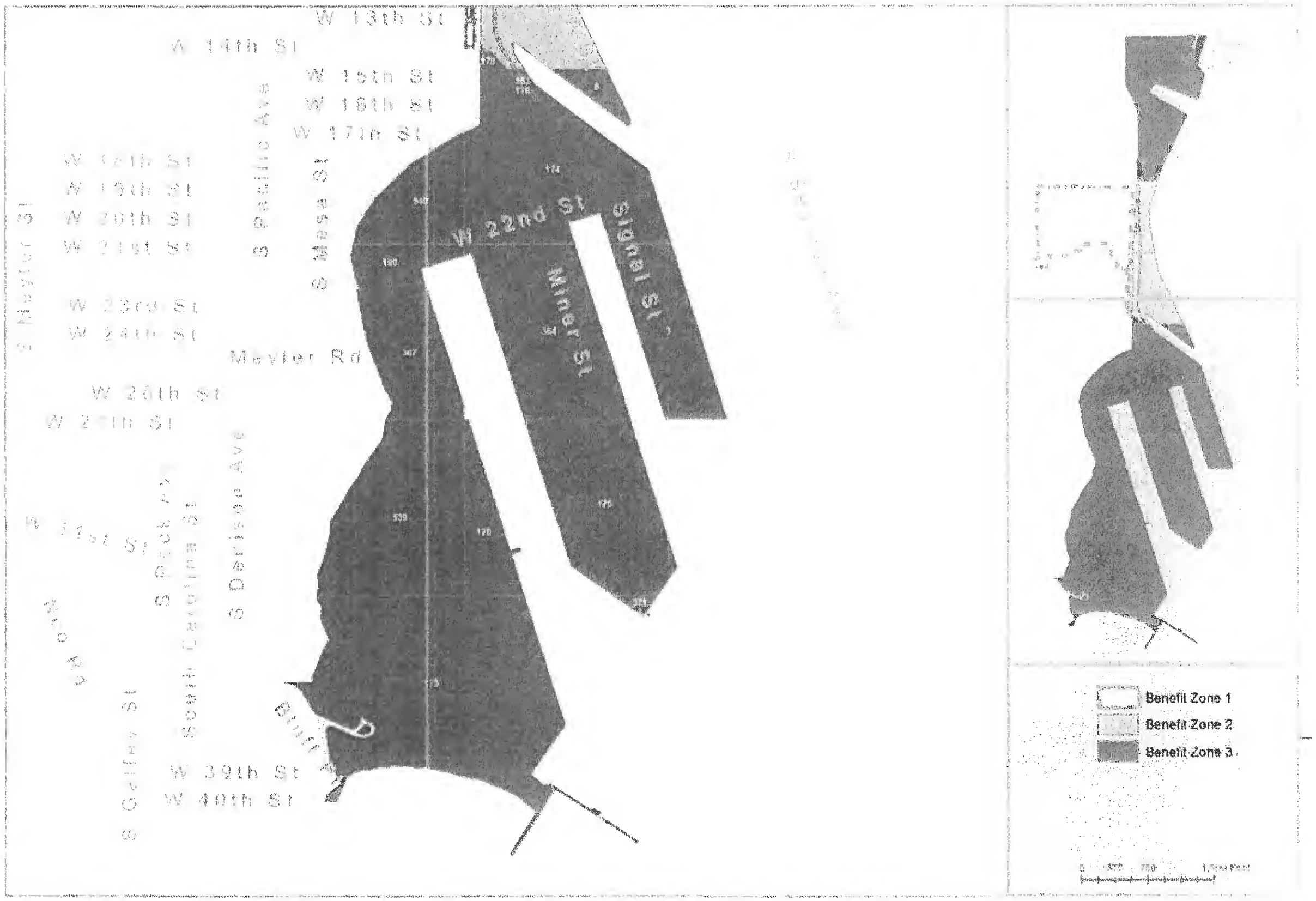


SAN PEDRO HISTORIC WATERFRONT
BUSINESS IMPROVEMENT DISTRICT

SAN PEDRO HISTORIC WATERFRONT
BUSINESS IMPROVEMENT DISTRICT



SAN PEDRO HISTORIC WATERFRONT
BUSINESS IMPROVEMENT DISTRICT



SAN PEDRO HISTORIC WATERFRONT
BUSINESS IMPROVEMENT DISTRICT

ATTACHMENT 1

Assessment Engineer's Report

ORDINANCE NO. _____

An Ordinance of Intention to establish a Property and Business Improvement District to be known as the "San Pedro Historic Waterfront Business Improvement District" pursuant to the Provisions of the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California) and to levy assessments.

WHEREAS, the Property and Business Improvement District Law of 1994 authorizes cities to establish Property and Business Improvement Districts for the purpose of levying assessments on real property for certain purposes; and

WHEREAS, property owners in the San Pedro Historic Waterfront business community who will pay more than 50 percent of the total amount of assessments to be levied, have filed written petitions requesting that the City Council establish a district to be named the San Pedro Historic Waterfront Business Improvement District.

WHEREAS, the Management District Plan and Engineer's Report supporting the establishment of the proposed Business Improvement District have been reviewed and approved by the Office of City Clerk.

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. DECLARATION. Pursuant to the provisions of Property and Business Improvement District Law of 1994, Section 36600 *et seq.*, of the Streets and Highways Code (Act), the City Council declares its intention to consider the establishment of a Property and Business Improvement District to be named the San Pedro Historic Waterfront Business Improvement District (District) for the of levy assessments on property.

Sec. 2. ADOPTION OF ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN. The City Council hereby adopts, approves and confirms the Engineer's Report and the Management District Plan included in Council File No. _____.

Sec. 3. BENEFIT TO PARCELS WITHIN THE DISTRICT. The City Council hereby affirms its finding that all parcels within the District will receive a special benefit from the improvements and activities funded by the assessments to be levied.

Sec. 4. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as detailed in the Management District Plan. A

general description of the boundaries of the proposed District is as follows: The San Pedro Historic Waterfront Business Improvement District consists of approximately 30 blocks of primarily commercial property in central downtown San Pedro west of Harbor Boulevard, bordered on the North by 3rd Street and on the South, generally, by 8th and 9th Street extending south along the west side of Harbor Boulevard to 14th Street. To the east, across Harbor Boulevard to the San Pedro-Avalon Waterline of the Los Angeles Harbor, the proposed district extends north to the Vincent Thomas Bridge/Seaside Freeway and to the south beyond 14th Street to the Cabrillo State Beach at the Pacific Ocean. These boundaries include the Ports of Call and Port of Los Angeles properties east of Harbor Boulevard between the Vincent Thomas Bridge to the North and the Pacific Ocean on the South. All assessable property as described by the Management District Plan within the approximate boundaries described above are included in the proposed District.

There are 804 assessed parcels owned by 270 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

Sec. 5. IMPROVEMENTS AND ACTIVITIES. The City Council hereby declares that the proposed activities and improvements to be funded by the levy of assessments on property within the District are detailed in the Management District Plan. They include, but are not limited to, Visitor, Ambassador and Security Services, Sanitation, Beautification and Capital Improvements, Marketing and Special Events and Administration/District Management.

Sec. 6. ANNUAL ASSESSMENTS AND DURATION. The District's total assessment for ten (10) years is estimated to be $14,753,537.83. The District's total annual assessment for the first year is estimated to be $1,286,958.58. Annual assessments for subsequent years may be adjusted by a percentage rate not to exceed a maximum of three percent (3%) to be determined by the Owners' Association. It is proposed that the District be established for a ten (10) year period. The District will not issue bonds.

Sec. 7. COLLECTION OF ASSESSMENTS. The City Council hereby declares that to the extent possible, assessments shall be collected at the same time and in the same manner as County ad valorem property taxes and shall be subject to all laws providing for the collection and enforcement of assessments. For properties that do not appear on the County tax rolls or for assessments for any years in which the City is unable to transmit the assessment information to the County in sufficient time for the County to collect the assessments with the County ad valorem property taxes, the City Clerk may bill and collect the assessments by mailing assessment notices (Statement of Assessment Due) to each property owner within the District at the address shown on City records. Assessments billed by the City Clerk are due 45 calendar days after the Statement of Assessment Due.

Sec. 8. NOTICE, PROTESTS AND HEARING PROCEDURES. The City Clerk shall follow the notice, protest, and hearing procedures prescribed in Section 36623 of the California Streets and Highways code and the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750 *et seq.*).

Sec. 9. PUBLIC HEARING. The City Council will hold a public hearing to determine whether to establish the District and levy assessments on _____ at 10:00 a.m., or as soon thereafter as City Council business permits, and on any hours and days for continued hearing as ordered by the City Council, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012. At the hearing, all interested persons will be permitted to present written or oral testimony, and the City Council will consider all objections or protests to the proposed assessment.

Sec. 10. TABULATION OF ASSESSMENT BALLOTS. At the conclusion of the public hearing, the City Clerk shall tabulate all assessment ballots that have been submitted and not withdrawn. To be included in the tabulation, assessment ballots must be received by the City Clerk either at the address indicated in the notice required by Government Code Section 53753 or at the site of the public hearing prior to the conclusion of the public hearing. The City Clerk will certify the results of the tabulation to the City Council during its meeting on _____ at 10:00 a.m., or as soon thereafter as City Council business permits, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012.

Sec. 11. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk

By _____
Deputy

Approved _____

_____
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By _____
Deputy City Attorney

Date 4-26-17

File No. CF 15-0417

ATTACHMENT 1

SAN PEDRO HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT RENEWAL

ASSESSMENT ENGINEER'S REPORT

Formed in 2007 - Renewed in 2012 - Being Renewed for 10-Years Pursuant to California Streets and Highways Code Section 36600 et seq. Property Business Improvement District Act of 1994, as amended

Prepared by
Edward V. Henning
California Registered Professional Engineer # 26549
Edward Henning & Associates

April 27, 2017

SP 00097

ASSESSMENT ENGINEER'S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed renewed San Pedro Historic Waterfront Property & Business Improvement District ("SPHWBID") being renewed for a ten (10) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

Prepared by Edward V. Henning, California Registered Professional Engineer # 26549



RPE #26549 **April 27, 2017**

Edward V. Henning — Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

Introduction

This report serves as the "detailed engineer's report" required by Section 4(b) of Article XIIID of the California Constitution (Proposition 218) to support the benefit property assessments proposed to be levied within the proposed SPHWBID in the City of Los Angeles, California being renewed for a ten (10) year term. The discussion and analysis contained within this Report constitutes the required "nexus" of rationale between assessment amounts levied and special benefits derived by real properties within the proposed SPHWBID

Background

The SPHWBID is a is a property-based benefit assessment type district being renewed for a ten (10) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the "Act"). Due to the benefit assessment nature of assessments levied within a property and business improvement district ("PBID"), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative "benefit" received from PBID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from PBID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

Supplemental Article XIIID Section 4(b) California Constitution
Proposition 218 Procedures and Requirements

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the SPHWBID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were "chaptered" into law as Article XIIID Section 4(b) of the California Constitution.

Since Article XIIID provisions will affect all subsequent calculations to be made in the final assessment formula for the SPHWBID, these supplemental requirements will be taken into account. The key provisions of Article XIIID along with a description of how the SPHWBID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

Finding 1. From Section 4(a): "Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed"

District Boundaries

Setting

The San Pedro Historic Waterfront Business Improvement District (SPHWBID) incorporates two dynamic centers:

A) The revitalized pedestrian oriented Historic Downtown San Pedro teaming with unique shops, restaurants, offices, entertainment venues and mixed use newer developments, and

B) The international based Port of Los Angeles – a hub of tourism, culture, commerce and recreation.

The SPHWBID was established in order to capture the synergy brought about by these two unique nearby destinations by joining local retail and service trade as well as attracting national and international tourists brought into the area by the cruise ship industry enhancing their shopping and dining experience. These two centers acting in tandem through cross marketing, local transit and other beneficial District funded services and programs are able to increase business activity and provide special benefits to each and every assessed parcel within the SPHWBID beyond what would be possible with each area acting alone or separate.

The SPHWBID provides a marketing, service and transit nexus between these two adjoining destinations known as "The San Pedro Historic Waterfront". The District will deliver vital property and business related services to individually assessed parcels along this mixed-use corridor.

The SPHWBID encompasses 817 parcels of which 804 parcels are identified as specially benefitting from District programs and services and shall be assessed. The 13 non-assessed parcels are all publicly or quasi-publicly owned and are exempt from assessments for reasons discussed in Section IV – Assessment Methodology.

It is noted that Zone 3 is being expanded to include an additional 15 Los Angeles Harbor Department waterline fronting parcels. These parcels include public recreation and tourist related facilities and uses. These expansion area parcels are undergoing major revitalization with projected new building development generating additional tourist and pedestrian traffic. The expansion area parcels will specially benefit from District funded services and programs such as marketing, transit and tourist related activities.

The SPHWBID is generally bounded on the west by S Pacific Avenue (including parcels fronting the western edge of S Pacific Avenue) and on the east by the Los Angeles Harbor water line. Parcels located west of Harbor Boulevard are generally bounded to the north by W 3rd Street and to the south by portions of W 10th Street, W 9th Street, and W 8th Street, with parcels east of S Beacon Street and west of S Harbor Boulevard extending south to W 14th Street. Parcels located east of Harbor Boulevard are generally bounded to the north by the northern boundary of APN 7440-024-911 (Map ID 366) and to the south by the southern boundary of APNs 7440-037-902 (Map ID 3), 7440-039-910 (Map ID 175), 7440-041-907

(Map ID 371), and 7440-041-906 (Map ID 173).

The boundaries of the District are more particularly described as follows:

Boundary Description

Beginning at the northwest corner of APN 7451-018-027 (Map ID 534), then east along the south edge of W 3rd Street, across S Pacific Avenue, S Mesa Street, S Centre Street, and S Palos Verdes Street, to S Harbor Boulevard.

North along the eastern edge of S Harbor Boulevard to the southwest corner of APN 7440-024-911 (Map ID 366).

North along the western boundary and east along the northern boundary of APN 7440-024-911 (Map ID 366) to the Los Angeles Harbor Waterline.

South along the western edge of the Los Angeles Harbor Waterline to the southeast corner of APN 7440-037-902 (Map ID 3),

West along the southern boundary of APNs 7440-037-902 (Map ID 3) to the eastern boundary of APN 7440-039-910 (Map ID 175),

South along the eastern boundary of APN 7440-039-910 (Map ID 175) to the southern boundary of 7440-039-910 (Map ID 175),

West along the southern boundary of APNs 7440-039-910 (Map ID 175), 7440-041-907 (Map ID 371), and APN 7440-041-906 (Map ID 173) to the southwest corner of APN 7440-041-906 (Map ID 173).

North along western boundary of APNs 7440-041-906 (Map ID 173), 7440-040-907 (Map ID 539) and 7440-036-906 (Map ID 367) to the northwest corner of APN 7440-036-906 (Map ID 367) - the eastern edge of Crescent Avenue.

Northeast along eastern edge of Crescent Avenue to the intersection with the eastern edge of Harbor Boulevard - the northwest corner of APN 7440-031-905 (Map ID 179).

West across Harbor Boulevard along northern edge of W 14th Street - the southern boundary of APN 7456-012-024 (Map ID 646) to S Beacon Street.

North along the eastern edge of S Beacon Street, across W 13th Street, W 12th Street, and W 11th Street, to W 10th Street.

West along the northern edge of W 10th Street to S Palos Verdes Street.

North along the eastern edge of S Palos Verdes Street to W 9th Street.

West along the northern edge of W 9th Street to the southwest corner of APN 7455-023-021 (Map ID

637).

North along the western boundary of parcels fronting the western edge of S Palos Verdes Street to W 8th Street.

West along the northern edge of W 8th Street, across S Centre Street, to a point opposite the northeast corner of APN 7455-010-902 (Map ID 98).

South along the eastern edge and west along the southern edge of APN 7455-010-902 (Map ID 98) to the northeast corner of APN 7455-010-903 (Map ID 614) to W 9th Street.

West along the northern edge of W 9th Street, across S Mesa Street, to the southwest corner of APN 7455-007-016 (Map ID 209).

North along the western boundary of APN 7455-007-016 (Map ID 209).

West along the southern boundary of APNs 7455-007-006 (Map ID 594) and 7455-007-020 (Map ID 203) to the northeast corner of APN 7455-007-013 (Map ID 572).

South along the eastern boundary of APN 7455-007-013 (Map ID 572) to W 9th Street.

West along the northern edge of W 9th Street to a point opposite the northeast corner of APN 7455-008-024 (Map ID 422).

South along the eastern boundary of parcels fronting the eastern edge of S Pacific Avenue to W 10th Street.

West along the northeast corner of W 10th Street, across S Pacific Avenue, to the southwest corner of APN 7454-011-032 (Map ID 184).

North along the western boundary of parcels fronting the western edge of S Pacific Avenue, across W 9th Street and W 8th Street to W 7th Street.

West along the northern edge of W 7th Street to the southwest corner of APN 7451-037-012 (Map ID 7).

North along the western boundary of APN 7451-037-012 (Map ID 7), and continuing north along the western boundary of parcels fronting the western edge of S Pacific Avenue, across W 6th Street, W 5th Street, and W 4th Street, to W 3rd Street, the point of beginning

Benefit Zones

Zone 1

Zone 1 includes all parcels within the District boundaries located west of Harbor Boulevard.

Zone 2
Zone 2 includes all parcels within the District boundaries located east of Harbor Boulevard and south of the northern boundary of APN 7440-030-906 (Map ID 177) and north of the southern boundary of APNs 7440-031-904 (Map ID 6), 7440-031-806 (Map ID 2) and 7440-031-910/911 (Map ID 4 & 368).

Zone 3
Zone 3 includes all parcels within the District boundaries located east of Harbor Boulevard and north of the southern boundary of APN 7440-026-903 (Map ID 171) and south of the northern boundary of APNs 7440-031-905 (Map ID 179) and 7440-034-902 (Map ID 5).

Boundary Rationale

Northern Boundary - Zone 1: The northern boundary of the District for Zone 1 was determined by zoning and land uses where parcels located to the north of the northern District boundary for Zone 1 are primarily zoned and/or developed solely residential with residential land uses while those south of the northern boundary for Zone 1 are zoned commercial. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and services funded through SPHWBID assessments, cannot be assessed and, thus, these mainly residential use neighborhoods are not included in the District. No SPHWBID services will be provided north of the northern boundary for Zone 1.

Northern Boundary - Zone 3: The northern boundary of the District for Zone 3 is the northerly terminus of the tourist oriented Waterfront related activity with parcels and uses north of this line generally industrial/shipping related and would not specially benefit from SPHWBID funded programs and services. For this reason, no parcels north of the northern boundary line are included in the District. No SPHWBID services will be provided north of the northern boundary for Zone 3.

Eastern Boundary - Zone 2 & 3: The eastern boundary of the District for Zones 2 & 3 is the Los Angeles Harbor Waterline. No SPHWBID services are provided east of the eastern District boundary.

Southern Boundary - Zone 3: The southern boundary of the District for Zone 3 is the Los Angeles Harbor Waterline. No SPHWBID services are provided south of the southern District boundary.

Southern Boundary - Zone 1: The southern boundary of the District for Zone 1 was determined by zoning and land uses where parcels located to the south of the southern District boundary for Zone 1 are generally zoned and/or developed solely residential with residential land uses while those north of the southern boundary for Zone 1 are zoned commercial. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through SPHWBID assessments, cannot be assessed and, thus, these mainly residential use neighborhoods are not included in the District. No SPHWBID services will be provided south of the southern boundary for Zone 1.

Western Boundary - Zone 1: The western boundary of the District for Zone 1 was determined by zoning and land uses where parcels located to the west of the western District boundary for Zone 1 are generally zoned and/or developed solely residential with residential land uses while those east of the western boundary for Zone 1 are zoned commercial. State of California Streets and Highways Code

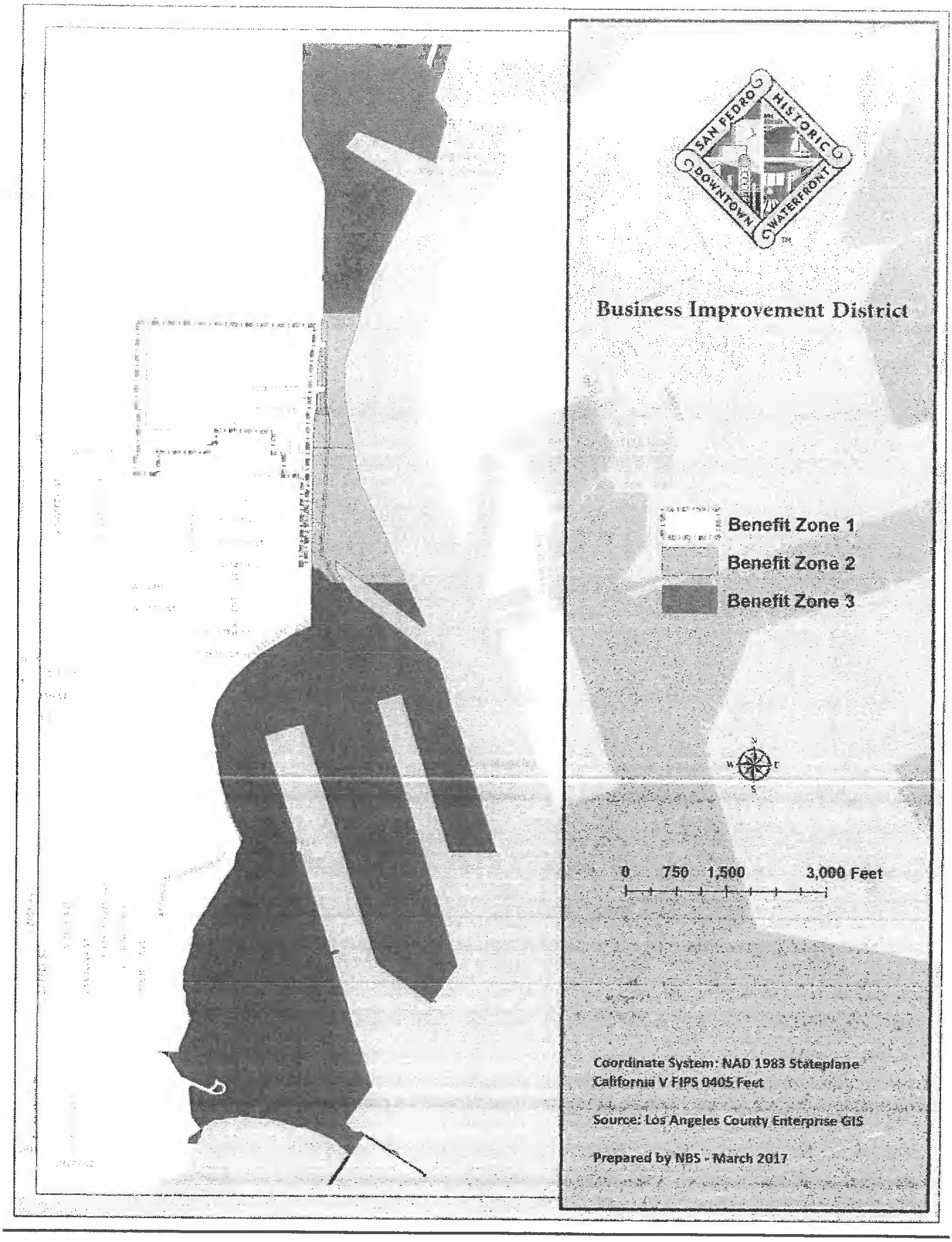
Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through SPHWBID assessments, cannot be assessed and, thus, these mainly residential use neighborhoods are not included in the District. No SPHWBID services will be provided west of the western boundary for Zone 1.

Western Boundary - Zone 3: The western boundary of the District for Zone 3 was determined by land uses and development patterns where parcels located to the west of the western District boundary for Zone 3 are generally developed with auto oriented commercial strip retail/service centers and industrial uses and facilities. None of these land uses and development orientations are conducive to the pedestrian and tourist oriented businesses and uses located on individually assessed parcels within and marketed by the SPHWBID. For this reason, parcels west of the western boundary for Zone 3 are not included in the District. No SPHWBID services will be provided west of the western boundary for Zone 3.

A list of all parcels included in the proposed renewed SPHWBID is shown as Appendix 1, attached to this Plan with their respective Los Angeles County assessor parcel number. The boundary of the proposed renewed SPHWBID and benefit zones are shown on the map of the proposed renewed SPHWBID attached as Appendix 2 to this Report.

All identified parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Plan and in the Assessment Engineer's Report. All SPHWBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the SPHWBID will proportionately specially benefit from the District funded programs and services such as supplemental Visitor & Ambassador/Security Services, Sanitation & Beautification/Capital Improvements, Marketing and Special Events, and, Administration/District Management. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment return of individually assessed parcels and businesses on them within the SPHWBID. The SPHWBID confers special benefits on each and every individually assessed parcel by reducing crime, improving aesthetics and professionally marketing goods and services available from individually assessed parcels and the businesses on them within the District, all considered necessary in a competitive properly managed mixed-use business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the proposed renewed SPHWBID.

The general SPHWBID boundary is illustrated by the following map. The District includes 804 individually-assessed parcels within three Benefit Zones. A list of parcels within the SPHWBID is shown in the Assessment Roll included as Appendix 1 to this Report. The list also shows each parcels Map ID # for cross referencing the detailed District Boundary Map showing parcels and benefit zones which is included as Appendix 2 to this Report.


SAN PEDRO HISTORIC DOWNTOWN WATERFRONT
Business Improvement District
Benefit Zone 1
Benefit Zone 2
Benefit Zone 3
0 750 1,500 3,000 Feet
Coordinate System: NAD 1983 Stateplane California V FIPS 0405 Feet
Source: Los Angeles County Enterprise GIS
Prepared by NBS - March 2017

Finding 2. **From Section 4(a): "Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. "**

QUANTITATIVE BENEFIT ANALYSIS

As stipulated in Article XIIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a "general benefit" is hereby defined as: "A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied". "Special benefit" as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

The property uses within the boundaries of the PBID that will receive special benefits from PBID funded programs and services are currently a mix of retail, light industrial, manufacturing, offices, entertainment, parking, residential and government facilities. Services, programs and improvements provided and funded by the PBID (i.e. Visitor, Ambassador and Security services; Sanitation, Beautification & Capital Improvements; Marketing and Special Events; Administration, District Management) are primarily designed to provide special benefits as described below to identified assessed parcels and the array of land uses within the boundaries of the SPHWBID.

The proposed PBID programs, improvements and services and Year 1 – 2018 budget allocation by Zone are as follows:

Year 1 – 2018 District Special Benefit Budget By Zone (Assessment Revenue Only)

Category		Zone 1	Zone 2	Zone 3	Category Total
	%	72.5258352%	13.7933304%	13.6808344%	
Visitor, Ambassador & Security	38.32%	$354,093.61	$67,343.32	$66,794.07	$488,231.00
Sanitation, Beautification & Capital Improvements	24.01%	$221,862.93	$42,195.02	$41,850.88	$305,908.83
Marketing & Special Events	20.53%	$189,706.21	$36,079.28	$35,785.03	$261,570.52
Administration	17.14%	$158,381.12	$30,121.72	$29,876.06	$218,378.90
Zone Totals	100.00%	$924,043.87	$175,739.34	$174,306.04	$1,274,089.25

Retail, Office, Entertainment, Light Industrial, Manufacturing and Parking Use Parcels

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses are conferred proportionate special benefits from all SPHWBID funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. SPHWBID programs, services and improvements for these assessed parcels are designed to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments. SPHWBID programs, services and improvements are designed to improve commerce, security and aesthetic appeal for each of these assessed parcels by reducing crime, litter and debris, transporting customers, visitors, tourists and employees of each of these assessed parcels and professionally marketing the array of goods and services available from each of these assessed parcels, all considered necessary in a competitive properly managed mixed-use business district.

Residential Use Parcels

Assessed District parcels with residential uses specially benefit from SPHWBID funded programs, services and improvements including the District funded shuttle, ambassador/security and sanitation services, beautification and capital improvement projects as well as marketing/special events. District services, programs and improvements are designed to improve the cleanliness, security, marketability and livability of each of these assessed parcels and residential units on them. For these assessed parcels, SPHWBID programs, services and improvements are designed to increase residential occupancies, rental income and return on investments. These programs, services and improvements are designed to improve security and aesthetic appeal for these assessed parcels by reducing crime, litter and debris and professionally marketing the availability of residential units within the SPHWBID and the array of goods, services and activities available within the District for the special benefit of these assessed parcels, all considered necessary in a competitive properly managed contemporary mixed-use business district.

Government Parcels

Assessed government owned parcels specially benefit from SPHWBID funded programs, services and improvements from cleaner and safer facilities (Zone 1) as well as the ancillary public services such as local transit (all Zones) and security ambassadors (Zone 1) which are available to Government employees, visitors, vendors and other users of these government parcels and facilities, thus providing special benefits to these assessed government parcels. Assessed government parcels and facilities including offices, service centers and recreational destinations (all Zones) will be part of special activities and events will be marketed by the SPHWBID on maps, directories, newsletters, website and social media outlets.

These benefits are particular and distinct to each and every identified and assessed parcel within the SPHWBID and are not provided to non-assessed parcels outside of the SPHWBID. These programs, services and improvements will only be provided to each individual assessed parcel within the PBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the SPHWBID, the very nature of the purpose of this SPHWBID is to fund supplemental programs, services and improvements to assessed parcels within the PBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these programs and services. All benefits derived from the assessments

to be levied on assessed parcels within the PBID are for services, programs and improvements directly benefiting each individual assessed parcel within the PBID. No PBID funded services, activities or programs will be provided outside of the PBID boundaries.

While every attempt is made to provide PBID services and programs to confer benefits only to those identified assessed parcels within the PBID, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the SPHWBID, or "spillover" onto parcels surrounding the SPHWBID, or to the public at large who might be passing through the SPHWBID with no intention of transacting business within the SPHWBID or interest in the SPHWBID itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within assessment districts:

(1) The parcel by parcel allocation method
(2) The program/activity line item allocation method, and
(3) The composite district overlay determinant method.

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, (Article XIIID Section 4(b) of the California Constitution) have used Method #3, the composite district overlay determinant method which will be used for the SPHWBID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the SPHWBID, general benefit to the public at large within the SPHWBID and general benefit to parcels outside the SPHWBID.

General Benefit – Assessed Parcels within the SPHWBID

PBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed SPHWBID parcels and are only provided for the special benefit to each and every assessed parcel within the SPHWBID. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that 100% of benefits conferred on assessed parcels within the SPHWBID are distinct and special and that there are 0% general benefits conferred on these parcels. This is because the PBID funded programs and services are specially geared to the unique needs of each assessed parcel within the PBID and are directed specially only to these assessed parcels within the PBID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the SPHWBID as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics unique to each assessed parcel.

General Benefit - Public At Large

While the SPHWBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed SPHWBID parcels and are only provided for the special benefit to each and every

assessed parcel within the SPHWBID, these PBID funded programs may also provide an incidental general benefit to the public at large within the SPHWBID. Assessment Engineering experience in California has found that generally over 95% of people moving about within PBID boundaries are engaged in business related to assessed parcels and businesses contained on them within the SPHWBID, while the public at large "just passing through" is typically 5% or less. It is the opinion of this Engineer that the programs that may provide immediate general benefits to the public at large include Ambassador/Security and Sanitation, Services (Year 1 estimated cost of $600,000 – 47% of total budget). Based on experience curves and the nature of the proposed SPHWBID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that a conservative general benefit factor of 0.02 (2%) of PBID funded special benefit program costs that might provide an immediate general benefit to the public at large will be applied to these applicable program costs in order to compute the dollar and percent value of general benefits to the public at large. The dollar value of this general benefit type equates to $5,640 as delineated in the following Table:

	A	B	C	D	E
Program Element	**Dollar Allocation**	**% Allocation of Special Benefit Cost**	**General Benefit Factor**	**General Benefit Percent (B x C)**	**General Benefit Value (D x A)**
At Large General Benefit Programs	$600,000	47.00%	0.02	0.94%	$5,640

General Benefits – Outside Parcels

While District programs and services will not be provided directly to parcels outside the SPHWBID boundaries, it is reasonable to conclude that SPHWBID services may confer an indirect general benefit on parcels adjacent to the SPHWBID boundaries. An inventory of the SPHWBID boundaries finds that the District is surrounded by 22 commercial zoned parcels with commercial uses located immediately outside the perimeter of the SPHWBID. In addition, there are 123 residentially zoned parcels with residential uses located immediately outside the perimeter of the SPHWBID.

The 143 parcels directly outside the SPHWBID boundaries can reasonably be assumed to receive some indirect general benefit as a result of PBID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 804 assessed parcels within the SPHWBID, a benefit factor of 0.1 be attributed to general benefits conferred on the 22 commercial parcels and uses located outside the SPHWBID, and a benefit factor of 0.01 be attributed to general benefits conferred on the 123 non-commercial parcels and uses located across the street from assessed parcels within the SPHWBID. The cumulative dollar value of this general benefit type equates to $5,374 ($3,455+$1,919) as delineated in the following Table:

Parcel Type	**Quantity**	**Benefit Factor**	**Benefit Units**	**Benefit Percent**	**Benefit Value**
Assessed parcels within SPHWBID	804	1.00	804.00	99.58%	$1,274,089
Commercial parcels outside of SPHWBID	22	0.1	2.20	0.27%	$3,455
Non-commercial use parcels outside of SPHWBID	123	0.01	1.23	0.15%	$1,919
TOTAL			807.43	100.00%	$1,279,463

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the SPHWBID, the public at large and parcels outside the SPHWBID equates to $11,014 ($5,640 + $5,374) or 0.86%. For the purposes of this analysis, the general benefit factor of 0.86% will be conservatively rounded up to 1% which equates to a general benefit value of $12,869.33. This leaves a value of 99% assigned to special benefit related costs. The general benefit value of $12,869.33 when added to the special benefit value of $1,274,089.25 (Year 1 – 2017/18 assessments) equates to a total Year 1 – 2018 adjusted program cost of $1,286,958.58. Remaining costs that are attributed to general benefits, will need to be derived from other sources such as grants, donations, credits, sponsors and program income.

A breakdown of projected special and general benefit costs by benefit zone for each year of the 10 year renewal term is shown in the following Table:

10-Year Special + General Benefit Costs By Zone

SPECIAL + GENERAL BENEFIT COSTS BY CATEGORY & ZONE	Visitor, Ambassador, Security	Sanitation, Beautification, Capital Improvements	Marketing, Special Events	Admin, District Mgmt	TOTAL
ZONE 1					
Year 1 - 2016 Special Benefit Cost	$354,093.61	$221,862.93	$189,706.21	$158,381.12	$924,043.87
Year 1 - 2016 General Benefit Cost	$3,576.63	$2,240.99	$1,916.19	$1,599.78	$9,333.59
Year 1 - 2016 Sub Total Costs	$357,670.24	$224,103.92	$191,622.40	$159,980.90	$933,377.46
ZONE 2					
Year 1 - 2016 Special Benefit Cost	$67,343.32	$42,195.02	$36,079.28	$30,121.72	$175,739.34
Year 1 - 2016 General Benefit Cost	$680.22	$426.20	$364.43	$304.25	$1,775.11
Year 1 - 2016 Sub Total Costs	$68,023.54	$42,621.22	$36,443.71	$30,425.97	$177,514.45
ZONE 3					
Year 1 - 2016 Special Benefit Cost	$66,794.07	$41,850.88	$35,785.03	$29,876.06	$174,306.04
Year 1 - 2016 General Benefit Cost	$674.67	$422.73	$361.46	$301.77	$1,760.63
Year 1 - 2016 Sub Total Costs	$67,468.74	$42,273.61	$36,146.49	$30,177.83	$176,066.67
Total Yr 1 Special Benefit Costs	**$488,231.00**	**$305,908.83**	**$261,570.52**	**$218,378.90**	**$1,274,089.25**
Total Yr 1 General Benefit Costs	**$4,931.52**	**$3,089.92**	**$2,642.08**	**$2,205.80**	**$12,869.33**
TOTAL YR 1 - 2018 COSTS	**$493,162.52**	**$308,998.75**	**$264,212.60**	**$220,584.70**	**$1,286,958.58**

ZONE 1					
Year 2 - 2017 Special Benefit Cost	$364,716.42	$228,518.82	$269,417.64	$163,132.55	$1,025,785.43
Year 2 - 2017 General Benefit Cost	$3,418.10	$2,141.66	$2,524.97	$1,528.87	$9,613.60
Year 2 - 2017 Sub Total Costs	$368,134.52	$230,660.49	$271,942.60	$164,661.42	$1,035,399.03
ZONE 2					
Year 2 - 2017 Special Benefit Cost	$69,363.61	$43,460.87	$37,161.66	$31,025.37	$181,011.52
Year 2 - 2017 General Benefit Cost	$700.63	$438.99	$375.36	$313.38	$1,828.36
Year 2 - 2017 Sub Total Costs	$70,064.24	$43,899.86	$37,537.03	$31,338.76	$182,839.88
ZONE 3					
Year 2 - 2017 Special Benefit Cost	$68,797.90	$43,106.41	$36,858.58	$30,772.34	$179,535.22
Year 2 - 2017 General Benefit Cost	$694.91	$435.41	$372.30	$310.83	$1,813.45
Year 2 - 2017 Sub Total Costs	$69,492.81	$43,541.82	$37,230.88	$31,083.16	$181,348.67
TOTAL YR 2 Special Benefit Costs	**$502,877.93**	**$315,086.09**	**$269,417.64**	**$224,930.27**	**$1,312,311.93**
TOTAL YR 2 General Benefit Costs	**$4,813.64**	**$3,016.06**	**$3,272.63**	**$2,153.08**	**$13,255.41**
TOTAL YR 2 - 2019 COSTS	**$507,691.57**	**$318,102.15**	**$272,690.27**	**$227,083.35**	**$1,325,567.34**
ZONE 1					
Year 3 - 2018 Special Benefit Cost	$375,657.91	$235,374.39	$201,259.31	$168,026.53	$980,318.14
Year 3 - 2018 General Benefit Cost	$3,794.45	$2,377.47	$2,032.88	$1,697.20	$9,902.00
Year 3 - 2018 Sub Total Costs	$379,452.36	$237,751.86	$203,292.19	$169,723.74	$990,220.15
ZONE 2					
Year 3 - 2018 Special Benefit Cost	$71,444.52	$44,764.69	$38,276.51	$31,956.14	$186,441.87
Year 3 - 2018 General Benefit Cost	$721.65	$452.16	$386.62	$322.78	$1,883.21
Year 3 - 2018 Sub Total Costs	$72,166.17	$45,216.85	$38,663.14	$32,278.92	$188,325.08
ZONE 3					
Year 3 - 2018 Special Benefit Cost	$70,861.83	$44,399.60	$37,964.34	$31,695.51	$184,921.28
Year 3 - 2018 General Benefit Cost	$715.76	$448.47	$383.47	$320.15	$1,867.85
Year 3 - 2018 Sub Total Costs	$71,577.60	$44,848.07	$38,347.81	$32,015.66	$186,789.13
TOTAL YR 3 Special Benefit Costs	**$517,964.27**	**$324,538.68**	**$277,500.16**	**$231,678.18**	**$1,351,681.29**
TOTAL YR 3 General Benefit Costs	**$5,231.86**	**$3,278.10**	**$2,802.97**	**$2,340.13**	**$13,653.06**
TOTAL YR 3 - 2020 COSTS	**$523,196.13**	**$327,816.78**	**$280,303.13**	**$234,018.31**	**$1,365,334.35**
ZONE 1					
Year 4 - 2019 Special Benefit Cost	$386,927.65	$242,435.62	$207,297.09	$173,067.33	$1,009,727.69
Year 4 - 2019 General Benefit Cost	$3,908.28	$2,448.80	$2,093.87	$1,748.12	$10,199.06
Year 4 - 2019 Sub Total Costs	$390,835.93	$244,884.41	$209,390.96	$174,815.45	$1,019,926.75
ZONE 2					
Year 4 - 2019 Special Benefit Cost	$73,587.86	$46,107.63	$39,424.81	$32,914.82	$192,035.12
Year 4 - 2019 General Benefit Cost	$743.30	$465.72	$398.22	$332.47	$1,939.71
Year 4 - 2019 Sub Total Costs	$74,331.16	$46,573.36	$39,823.03	$33,247.29	$193,974.83
ZONE 3					
Year 4 - 2019 Special Benefit Cost	$72,987.69	$45,731.59	$39,103.27	$32,646.37	$190,468.92
Year 4 - 2019 General Benefit Cost	$737.23	$461.93	$394.97	$329.75	$1,923.89
Year 4 - 2019 Sub Total Costs	$73,724.92	$46,193.51	$39,498.24	$32,976.13	$192,392.81
TOTAL YR 4 Special Benefit Costs	**$533,503.20**	**$334,274.84**	**$285,825.17**	**$238,628.52**	**$1,392,231.72**
TOTAL YR 4 General Benefit Costs	**$5,388.81**	**$3,376.45**	**$2,887.06**	**$2,410.34**	**$14,062.66**
TOTAL YR 4 - 2021 COSTS	**$538,892.01**	**$337,651.29**	**$288,712.23**	**$241,038.86**	**$1,406,294.38**

ZONE 1					
Year 5 - 2020 Special Benefit Cost	$398,535.48	$249,708.69	$213,516.00	$178,259.35	$1,040,019.52
Year 5 - 2020 General Benefit Cost	$4,025.53	$2,522.26	$2,156.68	$1,800.56	$10,505.04
Year 5 - 2020 Sub Total Costs	$402,561.01	$252,230.95	$215,672.69	$180,059.91	$1,050,524.55
ZONE 2					
Year 5 - 2020 Special Benefit Cost	$75,795.49	$47,490.86	$40,607.55	$33,902.26	$197,796.18
Year 5 - 2020 General Benefit Cost	$765.60	$479.70	$410.17	$342.44	$1,997.90
Year 5 - 2020 Sub Total Costs	$76,561.09	$47,970.56	$41,017.72	$34,244.71	$199,794.08
ZONE 3					
Year 5 - 2020 Special Benefit Cost	$75,177.32	$47,103.53	$40,276.37	$33,625.76	$196,182.98
Year 5 - 2020 General Benefit Cost	$759.35	$475.78	$406.82	$339.65	$1,981.61
Year 5 - 2020 Sub Total Costs	$75,936.67	$47,579.32	$40,683.19	$33,965.41	$198,164.59
TOTAL YR 5 Special Benefit Costs	**$549,508.29**	**$344,303.08**	**$294,399.92**	**$245,787.38**	**$1,433,998.68**
TOTAL YR 5 General Benefit Costs	**$5,550.48**	**$3,477.74**	**$2,973.67**	**$2,482.65**	**$14,484.54**
TOTAL YR 5 - 2022 COSTS	**$555,058.77**	**$347,780.82**	**$297,373.59**	**$248,270.03**	**$1,448,483.22**
ZONE 1					
Year 6 - 2023 Special Benefit Cost	$410,491.54	$257,199.95	$219,921.48	$183,607.13	$1,071,220.10
Year 6 - 2023 General Benefit Cost	$4,146.30	$2,597.93	$2,221.38	$1,854.58	$10,820.19
Year 6 - 2023 Sub Total Costs	$414,637.84	$259,797.87	$222,142.87	$185,461.71	$1,082,040.29
ZONE 2					
Year 6 - 2023 Special Benefit Cost	$78,069.36	$48,915.59	$41,825.78	$34,919.33	$203,730.06
Year 6 - 2023 General Benefit Cost	$788.56	$494.09	$422.47	$352.71	$2,057.84
Year 6 - 2023 Sub Total Costs	$78,857.92	$49,409.67	$42,248.26	$35,272.05	$205,787.90
ZONE 3					
Year 6 - 2023 Special Benefit Cost	$77,432.64	$48,516.64	$41,484.66	$34,634.54	$202,068.47
Year 6 - 2023 General Benefit Cost	$782.13	$490.06	$419.03	$349.84	$2,041.05
Year 6 - 2023 Sub Total Costs	$78,214.77	$49,006.70	$41,903.69	$34,984.37	$204,109.53
TOTAL YR 6 Special Benefit Costs	**$565,993.54**	**$354,632.18**	**$303,231.92**	**$253,161.00**	**$1,477,018.64**
TOTAL YR 6 General Benefit Costs	**$5,716.99**	**$3,582.08**	**$3,062.88**	**$2,557.13**	**$14,919.08**
TOTAL YR 5 - 2023 COSTS	**$571,710.53**	**$358,214.26**	**$306,294.80**	**$255,718.13**	**$1,491,937.72**
ZONE 1					
Year 7 - 2024 Special Benefit Cost	$422,806.29	$264,915.95	$226,519.13	$189,115.34	$1,103,356.70
Year 7 - 2024 General Benefit Cost	$4,270.68	$2,675.86	$2,288.03	$1,910.22	$11,144.79
Year 7 - 2024 Sub Total Costs	$427,076.97	$267,591.81	$228,807.15	$191,025.56	$1,114,501.50
ZONE 2					
Year 7 - 2024 Special Benefit Cost	$80,411.44	$50,383.06	$43,080.55	$35,966.91	$209,841.96
Year 7 - 2024 General Benefit Cost	$812.22	$508.91	$435.15	$363.29	$2,119.57
Year 7 - 2024 Sub Total Costs	$81,223.66	$50,891.96	$43,515.70	$36,330.21	$211,961.54
ZONE 3					
Year 7 - 2024 Special Benefit Cost	$79,755.62	$49,972.14	$42,729.20	$35,673.57	$208,130.53
Year 7 - 2024 General Benefit Cost	$805.60	$504.76	$431.60	$360.33	$2,102.29
Year 7 - 2024 Sub Total Costs	$80,561.21	$50,476.90	$43,160.80	$36,033.90	$210,232.81
TOTAL YR 7 Special Benefit Costs	**$582,973.35**	**$365,271.14**	**$312,328.88**	**$260,755.83**	**$1,521,329.19**
TOTAL YR 7 General Benefit Costs	**$5,888.50**	**$3,689.53**	**$3,154.78**	**$2,633.84**	**$15,366.65**
TOTAL YR 7 - 2024 COSTS	**$588,861.85**	**$368,960.67**	**$315,483.66**	**$263,389.67**	**$1,536,695.84**

ZONE 1					
Year 8 - 2025 Special Benefit Cost	$435,490.48	$272,863.42	$233,314.70	$194,788.80	$1,136,457.41
Year 8 - 2025 General Benefit Cost	$4,398.81	$2,756.14	$2,356.67	$1,967.52	$11,479.14
Year 8 - 2025 Sub Total Costs	$439,889.28	$275,619.56	$235,671.37	$196,756.33	$1,147,936.54
ZONE 2					
Year 8 - 2025 Special Benefit Cost	$82,823.78	$51,894.55	$44,372.97	$37,045.92	$216,137.22
Year 8 - 2025 General Benefit Cost	$836.59	$524.18	$448.20	$374.19	$2,183.16
Year 8 - 2025 Sub Total Costs	$83,660.37	$52,418.72	$44,821.17	$37,420.11	$218,320.38
ZONE 3					
Year 8 - 2025 Special Benefit Cost	$82,148.29	$51,471.30	$44,011.07	$36,743.78	$214,374.44
Year 8 - 2025 General Benefit Cost	$829.76	$519.90	$444.55	$371.14	$2,165.35
Year 8 - 2025 Sub Total Costs	$82,978.05	$51,991.21	$44,455.62	$37,114.92	$216,539.80
TOTAL YR 8 Special Benefit Costs	**$600,462.55**	**$376,229.28**	**$321,698.75**	**$268,578.50**	**$1,566,969.07**
TOTAL YR 8 General Benefit Costs	**$6,065.16**	**$3,800.22**	**$3,249.42**	**$2,712.85**	**$15,827.65**
TOTAL YR 8 - 2025 COSTS	**$606,527.71**	**$380,029.50**	**$324,948.17**	**$271,291.35**	**$1,582,796.72**
ZONE 1					
Year 9 - 2026 Special Benefit Cost	$448,555.19	$281,049.33	$240,314.14	$200,632.47	$1,170,551.13
Year 9 - 2026 General Benefit Cost	$4,530.77	$2,838.83	$2,427.37	$2,026.55	$11,823.51
Year 9 - 2026 Sub Total Costs	$453,085.96	$283,888.15	$242,741.51	$202,659.02	$1,182,374.64
ZONE 2					
Year 9 - 2026 Special Benefit Cost	$85,308.50	$53,451.38	$45,704.16	$38,157.30	$222,621.34
Year 9 - 2026 General Benefit Cost	$861.68	$539.90	$461.65	$385.42	$2,248.66
Year 9 - 2026 Sub Total Costs	$86,170.18	$53,991.29	$46,165.81	$38,542.72	$224,869.99
ZONE 3					
Year 9 - 2026 Special Benefit Cost	$84,612.74	$53,015.44	$45,331.40	$37,846.09	$220,805.68
Year 9 - 2026 General Benefit Cost	$854.66	$535.50	$457.88	$382.28	$2,230.32
Year 9 - 2026 Sub Total Costs	$85,467.39	$53,550.94	$45,789.29	$38,228.37	$223,035.99
TOTAL YR 9 Special Benefit Costs	**$618,476.42**	**$387,516.15**	**$331,349.71**	**$276,635.86**	**$1,613,978.14**
TOTAL YR 9 General Benefit Costs	**$6,247.11**	**$3,914.23**	**$3,346.90**	**$2,794.25**	**$16,302.49**
TOTAL YR 9 - 2026 COSTS	**$624,723.53**	**$391,430.38**	**$334,696.61**	**$279,430.11**	**$1,630,280.63**
ZONE 1					
Year 10 - 2027 Special Benefit Cost	$462,011.85	$289,480.81	$247,523.57	$206,651.44	$1,205,667.66
Year 10 - 2027 General Benefit Cost	$4,666.69	$2,923.99	$2,500.19	$2,087.35	$12,178.22
Year 10 - 2027 Sub Total Costs	$466,678.54	$292,404.80	$250,023.76	$208,738.79	$1,217,845.88
ZONE 2					
Year 10 - 2027 Special Benefit Cost	$87,867.75	$55,054.92	$47,075.28	$39,302.02	$229,299.98
Year 10 - 2027 General Benefit Cost	$887.54	$556.10	$475.50	$396.98	$2,316.11
Year 10 - 2027 Sub Total Costs	$88,755.29	$55,611.02	$47,550.78	$39,699.00	$231,616.09
ZONE 3					
Year 10 - 2027 Special Benefit Cost	$87,151.12	$54,605.91	$46,691.35	$38,981.48	$227,429.85
Year 10 - 2027 General Benefit Cost	$880.30	$551.56	$471.62	$393.74	$2,297.23
Year 10 - 2027 Sub Total Costs	$88,031.41	$55,157.47	$47,162.97	$39,375.22	$229,727.07
TOTAL YR 10 Special Benefit Costs	**$637,030.72**	**$399,141.64**	**$341,290.20**	**$284,934.93**	**$1,662,397.49**
TOTAL YR 10 General Benefit Costs	**$6,434.53**	**$4,031.65**	**$3,447.31**	**$2,878.07**	**$16,791.56**
TOTAL YR 10 - 2027 COSTS	**$643,465.25**	**$403,173.29**	**$344,737.51**	**$287,813.00**	**$1,679,189.05**

PBID WORK PLAN

Overview

The Programs and activities to be funded by the SPHWBID include Visitor, Ambassador and Security services; Sanitation, Beautification & Capital Improvements; Marketing and Special Events; Administration and District Management. The property uses within the boundaries of the PBID that will receive special benefits from PBID funded programs, services and improvements are currently a mix of retail, light industrial, manufacturing, offices, entertainment, parking, residential and government facilities. PBID funded activities are primarily designed to provide special benefits as described below to identified assessed parcels and array of land uses within the boundaries of the PBID.

Retail, Office, Entertainment, Light Industrial, Manufacturing and Parking Use Parcels

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses are conferred proportionate special benefits from all SPHWBID funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. SPHWBID programs, services and improvements for these assessed parcels are designed to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments. SPHWBID programs, services and improvements are designed to improve commerce, security and aesthetic appeal for each of these assessed parcels by reducing crime, litter and debris, transporting customers, visitors, tourists and employees of each of these assessed parcels and professionally marketing the array of goods and services available from each of these assessed parcels, all considered necessary in a competitive properly managed mixed-use business district.

Residential Use Parcels

Assessed District parcels with residential uses specially benefit from SPHWBID funded programs, services and improvements including the District funded shuttle, ambassador/security and sanitation services, beautification and capital improvement projects as well as marketing/special events. District services, programs and improvements are designed to improve the cleanliness, security, marketability and livability of each of these assessed parcels and residential units on them. For these assessed parcels, SPHWBID programs, services and improvements are designed to increase residential occupancies, rental income and return on investments. These programs, services and improvements are designed to improve security and aesthetic appeal for these assessed parcels by reducing crime, litter and debris and professionally marketing the availability of residential units within the SPHWBID and the array of goods, services and activities available within the District for the special benefit of these assessed parcels, all considered necessary in a competitive properly managed contemporary mixed-use business district.

Government Parcels

Assessed government owned parcels specially benefit from SPHWBID funded programs, services and improvements from cleaner and safer facilities (Zone 1) as well as the ancillary public services such as local transit (all Zones) and security ambassadors (Zone 1) which are available to Government employees, visitors, vendors and other users of these government parcels and facilities, thus providing special benefits to these assessed government parcels. Assessed government parcels and facilities including offices, service centers and recreational destinations (all Zones) will be part of special activities and events will be marketed by the SPHWBID on maps, directories, newsletters, website and social media outlets.

These benefits are particular and distinct to each and every identified and assessed parcel within the SPHWBID and are not provided to non-assessed parcels outside of the PBID. These programs, services and improvements will only be provided to each individual assessed parcel within the PBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the SPHWBID, the very nature of the purpose of this PBID is to fund supplemental programs, services and improvements to assessed parcels within the PBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these programs and services. All benefits derived from the assessments to be levied on assessed parcels within the PBID are for services, programs and improvements directly benefiting each individual assessed parcel within the PBID. No PBID funded services, activities or programs will be provided outside of the PBID boundaries.

The projected program special benefit cost allocation of the PBID assessment revenues for the 10 year PBID term assuming a 3% maximum annual assessment rate increase is shown in the Table on page 24 of this Report.

WORK PLAN DETAILS

The following programs, services and improvements are proposed by the renewed SPHWBID to specially benefit each and every individually assessed parcel within the District boundaries. SPHWBID services, programs and improvements will not be provided to parcels outside the District boundary. Assessment funds generated in each benefit zone shall only be used to provide services which specially benefit individual assessed parcels within that benefit zone.

1. Visitor & Ambassador/Security Services

Visitor Program

The Visitor Program includes shuttle services with multiple shuttle stops, refurbishment and/or replacement of shuttles, visitor kiosk(s) with maps and brochures, wayfinding signage, monument signage and high technology advances to automate and enhance the various Visitor Program elements. The Visitor Program is designed to attract visitors and tourists to, and for the special benefit of, individually assessed parcels in both the Historic Downtown and the Waterfront areas of the District.

Shuttle bus service will operate on weekends as a local form of transportation to assessed parcels throughout the District, connecting assessed parcels in both the Waterfront and Historic Downtown San Pedro. The shuttle bus service supplements, not supplants other existing public transportation services that operate on a limited basis within the District.

The Visitor Program elements will be provided only to assessed parcels within the District and none outside of the District. It is noted that the Visitor Program is provided to Benefit Zones 1, 2 and 3, with seasonal shuttle bus schedule variations in Zone 3.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from the Visitor Program by attracting more customers, users, visitors, employees, tenants

and investors for the special benefit of each of these assessed parcels. The Visitor Program is designed to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments for each and every one of these assessed parcels. The Visitor Program will also promote commercial and recreational opportunities that are provided on publicly and privately owned individually assessed parcels throughout the District boundaries. The Visitor Programs is designed to improve commerce for each of these assessed parcels by facilitating District information dissemination and transporting customers, visitors, tourists and employees to other assessed parcels within the District.

Assessed District parcels with residential uses specially benefit from the Visitor Program by attracting more tenants and investors for the special benefit of each of these assessed parcels. The Visitor Program is designed to increase residential occupancies, residential rental income and return on investments for each and every one of these assessed parcels. The Visitor Programs is designed to improve livability for each of these assessed residential parcels by facilitating District information dissemination and transporting residents and visitors to other assessed parcels within the District.

Assessed government owned parcels and facilities including offices, service centers and recreational destinations specially benefit from the Visitor Program from the District visitor information dissemination and the shuttle bus service (all Zones) which are available to Government employees, visitors, vendors and other users of these government parcels and facilities which, in turn confer special benefits for each assessed government parcel and facility.

Ambassador/Security Services

The Ambassador/Security Services uses uniformed ambassadors that provide security services to each and every assessed parcel in the District by reporting crime to LAPD and the Port Police Department. Their presence helps prevent, deter, and report illegal activities in the District. To further prevent and deter illegal activities, the Ambassador/Security Services will seek to enhance the program using technology such as the installation of security cameras and/or additional security lighting throughout the District.

The Ambassador/Security Services are provided 7 days a week and only within the District boundaries and none provided outside of the District. It is noted that Ambassador/Security Services are only provided within Benefit Zone 1 with none in Benefit Zones 2 or 3. Zones 2 and 3 are patrolled by the Port of Los Angeles Police Department.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from the Ambassador/Security Services by attracting more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. The Ambassador/Security Services are designed to improve security for each of these assessed parcels by reducing and deterring crime for the special benefit of each of these assessed parcels.

Assessed District parcels with residential uses specially benefit from the Ambassador/Security Services by attracting more tenants and investors for the special benefit of each of these assessed residential parcels. The Ambassador/Security Services are designed to improve security for each of these assessed residential parcels by reducing and deterring crime for the special benefit of each of these assessed parcels.

Assessed government owned parcels and facilities including offices, service centers and recreational

destinations (Zone 1 only) specially benefit from the Ambassador/Security Services by reducing and deterring crime which provides positive effects and special benefits for government parcels and facilities.

2. Sanitation & Beautification/Capital Improvements

Sanitation

Sanitation Services include sidewalk sweeping, sidewalk pressure washing, illegal dumping pickup, graffiti removal and clean up patrols. Sidewalk sweeping and clean up patrols are provided 5 days a week in Benefit Zone 1 along with illegal dumping pickup, as needed. Sidewalk pressure washing is provided at least 4 times a year in Benefit Zone 1 and only as needed in Benefit Zones 2 and 3. Graffiti removal is provided in Benefit Zones 1, 2 and 3 based on demand.

Sanitation Services are designed to improve and maintain the appearance of each assessed parcel in the District by reducing litter and debris and other negative physical conditions based on its Benefit Zone and level of service provided.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from the Sanitation Services by attracting more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. The Sanitation Services are designed to improve the physical appearance of each of these assessed parcels by removing litter and debris and other negative physical factors for the special benefit of each of these assessed parcels.

Assessed District parcels with residential uses specially benefit from the Sanitation Services by attracting more tenants and investors for the special benefit of each of these assessed residential parcels. The Sanitation Services are designed to improve the physical appearance of each of these assessed residential parcels by removing litter and debris and other negative physical factors for the special benefit of each of these assessed parcels.

Assessed government owned parcels and facilities including offices, service centers and recreational destinations (primarily Benefit Zone 1) specially benefit from the Sanitation Services by removing litter and debris and other negative physical factors which provides positive visual effects and thus special benefits for each and every assessed government parcel and facility within the District (primarily Benefit Zone 1). It is noted that the only Sanitation Service provided in Benefit Zones 2 and 3 are occasional sidewalk pressure washing (after special events) and graffiti removal based on demand.

Beautification/Capital Improvements

Beautification/Capital Improvements includes landscape watering, tree trimming, streetscape improvements and capital improvement projects. Tree trimming includes annual palm tree trimming in Benefit Zones 1, 2 and 3 and other tree trimming, as needed, in Benefit Zone 1. Landscape watering is provided weekly in Benefit Zone 1 and, as needed, in Benefit Zones 2 and 3.

Examples of streetscape improvements include street tree "twinkle" lighting, holiday decorations, street furniture, decorative banners, and utility services.

Capital improvements are strictly based on funding availability, the District and may include projects such

as monument signs, a public space area such as a community stage, a vehicle or a statement artwork piece (i.e., mosaic artwork) that would attract visitors to the District and promote commerce.

The District will continue to seek and leverage outside public agency and private funds with District assessment funds for additional landscape, streetscape and capital improvement projects throughout the District for the benefit of all individually-assessed parcels within the District. All such improvements shall provide an aesthetically improved visual to the District to further encourage employees, tenants, customers and visitors to use the District's resources.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from the Beautification/Capital Improvement Projects by attracting more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. The Beautification/Capital Improvement Projects are designed to improve the physical appearance of each of these assessed parcels by providing physical amenities adjacent to and for the special benefit of each of these assessed parcels.

Assessed District parcels with residential uses specially benefit from the Beautification/Capital Improvement Projects by attracting more tenants and investors for the special benefit of each of these assessed residential parcels. The Beautification/Capital Improvement Projects are designed to improve the physical appearance of each of these assessed residential parcels by providing physical amenities adjacent to and for the special benefit of each of these assessed parcels.

Assessed government owned parcels and facilities including offices, service centers and recreational destinations specially benefit from the Beautification/Capital Improvement Projects by providing physical amenities adjacent to and for the special benefit of each of these assessed government parcels. The Beautification/Capital Improvement Projects provides positive visual effects and thus special benefits for each and every assessed government parcel and facility within the District.

3. Marketing and Special Events

Marketing includes: website development and updates, newsletter publication, branding and marketing program development, advertising, public relations activities and special events. Marketing also includes business attraction, recruitment and retention which involves preparation of public relations and promotional materials; marketing programs and activities; market and economic analysis, forecasts, and development plans; and targeted outreach. Special events include concerts, festivals, and Los Angeles Fleet Week events. Each marketing initiative and special event is designed to build upon a positive District identity already developed by past SPHWBID marketing and promotional efforts.

Marketing programs and special events are designed to increase vehicle, pedestrian and visitor traffic to the District and, in turn, increase exposure and visibility to assessed SPHWBID parcels and their businesses and other attractions within the District. Marketing programs and activities will be staged and conducted in Benefit Zones 1, 2 and 3.

The District marketing and promotions efforts will only be provided for individually-assessed parcels within the District boundaries, and will provide a special benefit to those parcels by increasing pedestrian

and automobile traffic within the District, which will increase commerce and attract and retain businesses in the District. Parcels outside of the District boundaries will not receive these services or any special benefit from these services.

Assessed District parcels with retail, office, entertainment, light industrial, manufacturing and parking uses specially benefit from Marketing and Special Events by attracting more customers, users, visitors, employees, tenants and investors for the special benefit of each of these assessed parcels. Marketing and Special Events are designed to increase exposure of each of these assessed parcels by actively promoting the goods and services and other amenities available from assessed parcels within the District and thus increasing commerce.

Assessed District parcels with residential uses specially benefit from Marketing and Special Events by attracting more tenants and investors for the special benefit of each of these assessed residential parcels. Marketing and Special Events are designed to improve the livability of each of these assessed residential parcels by staging activities and special events for the special benefit of each of these assessed parcels.

Assessed government owned parcels and facilities including offices, service centers and recreational destinations specially benefit from the Marketing and Special Events which are available to Government employees, visitors, vendors and other users of these government parcels and facilities, thus providing special benefits to these assessed government parcels. Assessed government parcels and facilities will be part of special activities and events and will be marketed by the SPHWBID on maps, directories, newsletters, website and social media outlets.

4. Administration/District Management

Included in the Administration/District Management are the costs for internal staffing, overhead, accounting, legal, bank charges, annual report and Directors and Officers and General Liability insurance and other office and operation expenses. Management and other positions that may be hired in connection with the District include an executive director, marketing manager, and Visitor Program personnel. These positions may be employees or contractors at the discretion of the owners' association board of directors. Administration/District Management also includes City fees and County collection fees, allowance for delinquent assessment payments and other variable expenses related to each program element.

Funds will only be spent for special benefit to the individually-assessed parcels in the District, on expenses within the confines of this Plan. If at the time of District expiration there are funds remaining and owners wish to renew the District, those funds could be used for the costs of District renewal.

Each zone will pay its fair share of the administrative and District management cost. The share of each zone shall be directly proportional to the amount of the District's services provided in that zone. Each land use within each Benefit Zone will receive proportionate special benefits from Administration/District Management in that this work plan element is key to the proper expenditure of SPHWBID assessment funds and the administration of District programs and activities. This component exists only for the purposes of the SPHWBID and will only be provided for matters specially benefitting each individual assessed parcel within the SPHWBID.

In summary, all District funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the SPHWBID will proportionately specially benefit from the District Visitor & Ambassador/Security services; Sanitation & Beautification/Capital Improvements; Marketing and Special Events; and, Administration/District Management. These services, programs and improvements are intended to improve commerce, employment, livability, rents, occupancy rates and investment return of parcels, businesses and residences within the SPHWBID by reducing crime, litter and debris, transporting customers, employees and visitors around the District and professionally marketing goods, services and spaces available within the District, all considered necessary in a competitive properly managed contemporary mixed-use business district. A District that is dirty, unsafe, not maintained nor managed well, will deter commerce and reduce competitiveness in the marketplace. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the SPHWBID.

WORK PLAN BUDGET

Each identified parcel within the SPHWBID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of PBID funded services provided within each benefit zone. The projected PBID program special benefit (assessment) cost allocation budget for Year 1 (2018) is shown in the following Table:

SPHWBID Year 1 (2018) Assessment Budget By Zone

Category		Zone 1	Zone 2	Zone 3	Category Total
	%	72.5258352%	13.7933304%	13.6808344%	
Visitor, Ambassador & Security	38.32%	$354,093.61	$67,343.32	$66,794.07	$488,231.00
Sanitation, Beautification & Capital Improvements	24.01%	$221,862.93	$42,195.02	$41,850.88	$305,908.83
Marketing & Special Events	20.53%	$189,706.21	$36,079.28	$35,785.03	$261,570.52
Administration	17.14%	$158,381.12	$30,121.72	$29,876.06	$218,378.90
Zone Totals	**100.00%**	**$924,043.87**	**$175,739.34**	**$174,306.04**	**$1,274,089.25**

Service Levels by Zone

Service	Zone 1	Zone 2	Zone 3
1. VISITOR & AMBASSADOR/SECURITY			
Shuttle Service	Minimum Weekends	Minimum Weekends	Seasonal
Shuttle Bus Stops	Minimum Two	Minimum Two	Minimum Two
Visitor Program	Year Round	Year Round	Year Round
Uniformed Security Ambassadors	7 days / week	N/A	N/A
2. SANITATION & BEAUTIFICATION/ CAPITAL IMPROVEMENTS			
Sidewalk Sweeping	5 days/week	N/A	N/A
Sidewalk Pressure Washing	Minimum 4x/year	As needed	As needed
Illegal Dumping Pickup	As needed	N/A	N/A
Graffiti Removal	On demand	On demand	On Demand
Clean-Up Patrols	5 days/week	N/A	N/A
Tree Trimming	Palm Trees-Annual Other trees- as needed	Palm Trees - Annual	Palm Trees - Annual
Landscape Watering	Weekly	As needed	As needed
Streetscape Improvements	As funds are available	As funds are available	As funds are available
Capital Improvements	As funds are available	As funds are available	As funds are available
3. MARKETING & SPECIAL EVENTS	Year Round	Year Round	Year Round
4. ADMINISTRATION/DISTRICT MANAGEMENT	Continual	Continual	Continual

In order to carry out the PBID programs outlined in the previous section, a first year assessment budget of $1,276,159.00 is needed. Since the renewed PBID is planned for a 10 year term, projected program costs for future years (Years 2-10) are set at the inception of the PBID. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 3% per annum is incorporated into the projected program costs and assessment rates for the 10 year PBID term. Carryovers, if any, may be reapportioned the following year for related programs, services and improvements. Detailed annual budgets will be prepared by the Owner's Association Board and included in an Annual Plan for the City Council's review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 10 year term of the proposed PBID. Accordingly, the Owners' Association shall have the ability to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Owners' Association Board and included in the Annual Planning Report that will be approved by the Los Angeles City Council pursuant to Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category.

A 10 year projected SPHWBID budget is shown in the following Table:

YEAR 1-10 PROJECED PBID BUDGET SUMMARY (Special Benefit Costs)
(Assumes 3% max rate increase per year)

Category	%	Year One 2018	Year Two 2019	Year Three 2020	Year Four 2021	Year Five 2022
Visitor, Ambassador & Security	38.32%	$488,231.00	$502,877.93	$517,964.27	$533,503.20	$549,508.29
Sanitation, Beautification & Capital Improvements	24.01%	$305,908.83	$315,086.09	$324,538.68	$334,274.84	$344,303.08
Marketing & Special Events	20.53%	$261,570.52	$269,417.64	$277,500.17	$285,825.17	$294,399.93
Administration	17.14%	$218,378.90	$224,930.26	$231,678.17	$238,628.52	$245,787.37
Totals	**100%**	**$1,274,089.25**	**$1,312,311.93**	**$1,351,681.29**	**$1,392,231.72**	**$1,433,998.68**

Category	Year Six 2023	Year Seven 2024	Year Eight 2025	Year Nine 2026	Year Ten 2027	Ten-Year Total
Visitor, Ambassador & Security	$565,993.54	$582,973.35	$600,462.55	$618,476.42	$637,030.72	$5,597,021.27
Sanitation, Beautification & Capital Improvements	$354,632.17	$365,271.14	$376,229.27	$387,516.15	$399,141.64	$3,506,901.90
Marketing & Special Events	$303,231.93	$312,328.88	$321,698.75	$331,349.71	$341,290.20	$2,998,612.91
Administration	$253,160.99	$260,755.82	$268,578.50	$276,635.85	$284,934.93	$2,503,469.32
Totals	**$1,477,018.64**	**$1,521,329.19**	**$1,566,969.07**	**$1,613,978.14**	**$1,662,397.49**	**$14,606,005.39**

The SPHWBID assessments may increase for each individual parcel each year during the 10 year effective operating period, but in no event shall the assessment increase exceed 3% and must be approved by the Owners' Association Board of Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners' Association Board of the Directors ("Property Owner's Association of the SPHWBID) shall determine the percentage increase to the annual assessment and the methodology

employed to determine the amount of the increase. The Owners' Association Executive Director shall communicate the annual increase to the City each year in which the PBID operates at a time determined in the Administration Contract held between the Owners' Association and the City of Los Angeles. No bonds are to be issued in conjunction with the proposed renewed PBID.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the tenth year of operation will be rolled over into the renewal budget or returned to stakeholders. PBID assessment funds may be used to pay for costs related to the following PBID renewal term. If the PBID is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

Finding 3. From Section 4(a): "(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.

Each identified parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed SPHWBID (i.e. Visitor, Ambassador and Security services; Sanitation, Beautification & Capital Improvements; Marketing and Special Events; Administration and District Management). It is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area and/or land area within three benefit zones.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified parcel within the district as a whole and the Benefit Zone in which it is located. Larger parcels and/or ones with larger building areas and/or located in Zone 1 are expected to impact the demand for services and programs to a greater extent than smaller land and/or building areas and/or located in Zone 2 or 3 and thus, are assigned a greater proportionate degree of assessment program and service costs. The relationship of service levels and assessment rates and proportionate benefits applies to Zones 2 and 3 as well. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program costs.

Finding 4. From Section 4(a): "No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed SPHWBID, they are also considerably less than other options considered by the proposed SPHWBID Renewal Committee. The actual assessment rates for each parcel within the PBID directly relate to the level of service and, in turn, special benefit to be

conferred on each parcel based on the respective building area and/or land area of each parcel within three benefit zones.

Finding 5. From Section 4(a): "Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment....."

The State Constitution - Article 13D (Proposition 218) states that "parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit."

There are 67 publicly owned parcels within the SPHWBID. Except as noted below for 11 publicly owned parcels which are declared exempt from assessments, it is the opinion of the Assessment Engineer that the other 56 publicly-owned parcels will receive proportionate special benefits from PBID services provided in each respective benefit zone.

Publicly owned parcels in Zone 1 are located in a highly trafficked commercial and mixed-use area and have a high amount of pedestrian activity. As such, these publicly owned parcels have similar needs to privately owned commercial parcels within Zone 1 and, in the opinion of the Assessment Engineer, will proportionately specially benefit from all District services, programs and improvements provided by the SPHWBID.

Assessed government owned parcels specially benefit from SPHWBID funded programs, services and improvements from cleaner and safer facilities (Zone 1) as well as the ancillary public services such as shuttle bus service (all Zones) and security ambassadors (Zone 1) which are available to Government employees, visitors, vendors and other users of these government parcels and facilities, thus providing special benefits to these assessed government parcels. Assessed government parcels and facilities including offices, service centers and recreational destinations (all Zones) will be part of special activities and events will be marketed by the SPHWBID on maps, directories, newsletters, website and social media outlets.

In the opinion of this Assessment Engineer, there is no clear and convincing evidence that these 56 non-exempt publicly owned parcels will not proportionately specially benefit from PBID services, programs and improvements; therefore, each non-exempt publicly owned parcel will be assessed at the full rate for their respective zones with assessments to be based on building and/or land areas of each parcel as delineated herein.

The 11 publicly owned parcels declared exempt from PBID assessments are described as follows:

- 8 parcels are owned by the Federal Government (US Post Office facility and parking – APNs 7455-025-901, 905 to 911). The Attorney General of the United States has opined that Federally owned lands are exempt from local taxation and assessments pursuant to the Supremacy Clause of the US Constitution. For this reason, no assessment shall be levied on these 8 parcels nor shall any PBID funded services or improvements be directly provided for the special benefit of these Federally

owned parcels. It is the opinion of the Assessment Engineer that no special District benefits will be conferred upon these exempt Federally owned parcels.

- 3 parcels owned by the City of Los Angeles Harbor Department (APNs 7440-039-911, 7440-040-907, 7440-041-906) have mixed-use zoning which includes portions zoned solely residential and/or agricultural. California Streets and Highways Code Section 36632(c) states, "Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment pursuant to this part." Therefore, it is the opinion of the Assessment Engineer that these 3 parcels containing portions of residential and/or agricultural zoning shall be fully exempt from District assessments and no PBID services, programs or improvements shall be directly provided to them nor any special benefits be conferred upon them.

The Table below lists all publicly owned parcels within the proposed renewed SPHWBID and their Year 1 (2017-18) assessment amounts:

SPHWBID PUBLICLY OWNED PARCELS

APN	ZONE	OWNER	SITE ADDRESS	ASSESSABLE LAND AREA	ASSESSABLE BLDG AREA	EXPAN-SION	YR 1 2017-18 PBID ASSMT	% TOTAL
7440030911	2	L A CITY		11,500	0		$686.39	0.054%
7440030917	2	L A CITY		12,565	0		$749.95	0.059%
7440030918	2	L A CITY		40,075	0		$2,391.91	0.188%
7440031910	2	L A CITY		141,570	0		$8,449.71	0.663%
7440034906	3	L A CITY		14,790	0		$142.16	0.011%
7451037901	1	L A CITY	643 S PACIFIC AVE	6,000	5,500		$1,669.19	0.131%
7455004900	1	L A CITY		5,750	0		$686.64	0.054%
7455004901	1	L A CITY		5,751	0		$686.76	0.054%
7455004903	1	L A CITY	478 W 6TH ST	18,730	17,352		$5,242.31	0.411%
7455005900	1	L A CITY		4,802	0		$573.44	0.045%
7455005901	1	L A CITY		9,604	0		$1,146.88	0.090%
7455005902	1	L A CITY		2,402	0		$286.84	0.023%
7455005903	1	L A CITY	424 W 7TH ST	4,802	0		$573.44	0.045%
7455005904	1	L A CITY	430 W 7TH ST	4,802	0		$573.44	0.045%
7455005905	1	L A CITY	438 W 7TH ST	4,802	0		$573.44	0.045%
7455006900	1	L A CITY		15,000	0		$1,791.25	0.141%
7455007900	1	L A CITY		16,186	0		$1,932.88	0.152%
7455007902	1	L A CITY	456 W 9TH ST	16,241	0		$1,939.44	0.152%
7455007903	1	L A CITY		6,683	0		$798.06	0.063%
7455010902	1	L A CITY		42,108	0		$5,028.39	0.395%
7455010903	1	L A CITY		28,368	18,000		$6,505.49	0.511%
7455013902	1	L A CITY	500 S MESA ST	6,835	0		$816.21	0.064%

7455013903	1	L A CITY	514 S MESA ST	3,870	0		$462.14	0.036%
7455013904	1	L A CITY	392 W 6TH ST	11,611	0		$1,386.54	0.109%
7455025900	1	L A CITY		76,400	0		$9,123.42	0.716%
7455025903	1	L A CITY		34,575	0		$4,128.82	0.324%
7455026900	1	L A CITY		12,222	76,479		$14,706.88	1.154%
7455026939	1	L A CITY		9,896	0		$1,181.75	0.093%
7456011900	1	L A CITY		61,390	0		$7,330.98	0.575%
		L A CITY TOTAL					**$81,564.73**	**6.402%**
7440024911	3	L A CITY HARBOR DEPT		3,574,098	0		$34,353.52	2.696%
7440026903	3	L A CITY HARBOR DEPT		1,957,586	0		$18,815.93	1.477%
7440030906	2	L A CITY HARBOR DEPT	444 S HARBOR BLVD	684,328	54,557		$45,572.75	3.577%
7440030908	2	L A CITY HARBOR DEPT		67,082	0		$4,003.84	0.314%
7440031904	2	L A CITY HARBOR DEPT		1,429,639	149,929		$98,322.52	7.717%
7440031905	3	L A CITY HARBOR DEPT	1400 S HARBOR BLVD	32,400	0	X	$311.42	0.024%
7440034901	3	L A CITY HARBOR DEPT		3,291,394	0	X	$31,636.22	2.483%
7440034902	3	L A CITY HARBOR DEPT		260,489	0	X	$2,503.77	0.197%
7440035904	3	L A CITY HARBOR DEPT		919,116	0	X	$8,834.36	0.693%
7440036904	3	L A CITY HARBOR DEPT		527,512	0		$5,070.34	0.398%
7440036906	3	L A CITY HARBOR DEPT		1,263,676	0	X	$12,146.20	0.953%
7440037902	3	L A CITY HARBOR DEPT		1,417,442	0	X	$13,624.17	1.069%
7440037903	3	L A CITY HARBOR DEPT		2,428,470	0	X	$23,341.97	1.832%
7440039910	3	L A CITY HARBOR DEPT		2,347,013	0	X	$22,559.02	1.771%
7440039911	3	L A CITY HARBOR DEPT	210 WHALERS WALK	0	0	X	$0.00	0.000%
7440040907	3	L A CITY HARBOR DEPT	2800 VIA CABRILLO MARINA	0	0	X	$0.00	0.000%
7440041906	3	L A CITY HARBOR DEPT	3720 STEPHEN M WHITE DR	0	0	X	$0.00	0.000%
7440041907	3	L A CITY HARBOR DEPT		85,813	0	X	$824.82	0.065%
7455019916	1	L A CITY HARBOR DEPT	425 S PALOS VERDES ST	113,325	95,380		$30,054.20	2.359%
7455019922	1	L A CITY HARBOR DEPT	260 W 5TH ST	83,200	51,000		$18,769.46	1.473%
7455027932	1	L A CITY HARBOR DEPT		63,365	0		$7,566.83	0.594%
7455027933	1	L A CITY HARBOR DEPT	100 W 5TH ST	54,671	29,000		$11,551.88	0.907%
		L A CITY HARBOR DEPT TOTAL					**$389,863.19**	**30.599%**
7440030910	2	L A CITY PARK DEPT		50,530	0		$3,015.92	0.237%
		L A CITY PARK DEPT TOTAL					**$3,015.92**	**0.237%**
7455025904	1	L A COUNTY	122 W 8TH ST	23,785	18,499		$6,044.64	0.474%
		L A COUNTY TOTAL					**$6,044.64**	**0.474%**
7440030919	2	LONG BEACH CITY		11,500	0		$686.39	0.054%
7440030920	2	LONG BEACH CITY		12,565	0		$749.95	0.059%
7440030921	2	LONG BEACH CITY		40,075	0		$2,391.91	0.188%
7440031911	2	LONG BEACH CITY		141,570	0		$8,449.71	0.663%
7440034907	3	LONG BEACH CITY		14,790	0		$142.16	0.011%

		LONG BEACH CITY TOTAL					**$12,420.11**	**0.975%**
7455013901	1	STATE OF CA	505 S CENTRE ST	78,038	36,409		$15,625.64	1.226%
		STATE OF CA TOTAL					**$15,625.64**	**1.226%**
7455025901	1	U S GOVT (USPS)	839 BEACON AVE	0	0		$0.00	0.000%
7455025905	1	U S GOVT (USPS)		0	0		$0.00	0.000%
7455025906	1	U S GOVT (USPS)		0	0		$0.00	0.000%
7455025907	1	U S GOVT (USPS)		0	0		$0.00	0.000%
7455025908	1	U S GOVT (USPS)	832 S PALOS VERDES ST	0	0		$0.00	0.000%
7455025909	1	U S GOVT (USPS)		0	0		$0.00	0.000%
7455025910	1	U S GOVT (USPS)		0	0		$0.00	0.000%
7455025911	1	U S GOVT (USPS)		0	0		$0.00	0.000%
		U S GOVT (USPS) Total					**$0.00**	**0.000%**
		GRAND TOTAL					**$508,534.24**	**39.914%**

<u>Finding 6.</u> From Section 4(b): "All assessments must be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California".

This report serves as the "detailed engineer's report" to support the benefit property assessments proposed to be levied within the proposed SPHWBID.

<u>Finding 7.</u> From Section 4(c): "The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated."

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed renewed District and resultant assessment levies will continue for 10 years and may be renewed again at that time. The reasons (purposes) for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area and/or land area.

Assessment Formula Methodology

Step 1. Select "Basic Benefit Unit(s)"

<u>Background - Assessment Formula Development</u>

The method used to determine special benefits derived by each identified property within a PBID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the SPHWBID, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses,

development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the PBID in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different "weights" or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, District administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIIID Section 4(b) of the California Constitution, and now required of all property based assessment Districts, indirect or general benefits costs may not be incorporated into the assessment formula and levied on the District properties; only direct or "special" benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a "net" cost figure. In addition, Article XIIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See Page 26 of this Report for discussion regarding publicly owned parcels within the SPHWBID).

From the estimated net program costs, the value of a basic benefit unit or "basic net unit cost" can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as "spreading the assessment" or the "assessment spread" in that all costs are allocated proportionally or "spread" amongst all benefitting properties within the PBID.

The method and basis of spreading program costs varies from one PBID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district. PBIDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or "stepped-down" benefits derived.

SPHWBID Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed SPHWBID (i.e. Visitor, Ambassador and Security services; Sanitation, Beautification & Capital Improvements; Marketing and Special Events; Administration and District Management) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area and/or land area within three benefit zones.

The "Basic Benefit Units" will be expressed as a combined function of gross building square footage (Benefit Unit "A") and land square footage (Benefit Unit "B"), Based on the shape of the proposed SPHWBID, as well as the nature of the District program elements, it is determined that all identified

properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area and/or land area within three benefit zones.

For the array of land uses within the PBID, the interactive application of building and land areas quantities are a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of PBID funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from PBID funded activities.

Building area is a direct measure of the static utilization of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 40% of the total PBID revenue (41.3399% when adjusted for precise parcel measurements and program costs and service levels.

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 60% of the total PBID revenue (58.6601% when adjusted for precise parcel measurements and program costs and service levels).

Step 2. Quantify Total Basic Benefit Units

Taking into account all identified specially benefiting parcels within the PBID and their respective assessable benefit units, the rates, cumulative quantities and assessment revenues by factor and zone are shown in the following Table:

Assessable Benefit Units; Year 1 –2017/18 Projected Assessment Revenue

Quantity	Zone 1	Zone 2	Zone 3	Total
Non-Residential Bldg Area	2,355,934	204,486	0	2,560,420
Residential Bldg Area	1,164,271	0	0	1,164,271
Land Area	3,475,720	2,647,496	18,134,589	24,257,805
Assmt Revenue	**Zone 1**	**Zone 2**	**Zone 3**	**Total**
Non-Residential Bldg Area	$408,085.02	$17,721.61	$0.00	$425,806.63
Residential Bldg Area	$100,900.59	$0.00	$0.00	$100,900.59
Land Area	$415,058.26	$158,017.73	$174,306.04	$747,382.03
	$924,043.87	$175,739.34	$174,306.04	$1,274,089.25
Assmt Rates	**Zone 1**	**Zone 2**	**Zone 3**	
Non-Residential Bldg Area	$0.17321581	$0.08666418	$0.00000000	
Residential Bldg Area	$0.08666418	$0.04333209	$0.00000000	
Land Area	$0.11941648	$0.05968573	$0.00961180	

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed SPHWBID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, building areas, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property based assessments. All respective property data being used for assessment computations will be provided to each property owner in the PBID for their review. All known or reported discrepancies, errors or misinformation will be corrected.

Step 4. Determine Assessment Formula

In the opinion of this Engineer, the assessment formula for the proposed SPHWBID is as follows:

Zone 1 and Zone 2 Assessments	=	Building Area (Unit A) Sq Ft x Unit A Rate, plus Land Area (Unit B) Sq Ft x Unit B Rate
Zone 3 Assessments	=	Land Area (Unit B) Sq Ft x Unit B Rate

Zone 1 and 2 assessments are based on parcel and building areas at the rates shown in the Table below and proportional to the programmed levels of service and needs in each of these benefit zones. Zone 3 parcels are assessed only for land area based on program and service level needs of Zone 3 parcels. The Zone 3 land area assessment rate is set independent of Zone 1 and 2 rates and is based on projected program and service costs for service levels to be delivered to Zone 3 parcels.

YEAR 1 –2017/18 ASSESSMENT RATE CHART

SPHWBID
Year 1 (2017-18) Assessment Rates

Parcel Use - Benefit Zone	Parcel Rate ($/sqft/yr)	Building Rate ($/sqft/yr)
Commercially-Zoned Parcels		
Zone 1	$0.11941648	$0.17321581
Zone 2	$0.05968573	$0.08666418
Zone 3	$0.0096118	$0.00000
Residential Zoned (RD 4 or higher) Parcels and Uses		
Zone 1	$0.11941648	$0.08666418
Zone 2	$0.05968573	$0.04333200
Zone 3	$0.00000000	$0.00000000
Parcels with Active Public Right-of-Way, Residential Zoning (RD1.5 to RD3) or Agricultural Zoning (RA) in any Benefit Zone	Not Assessed	

Assessment Special Provisions

Residential and Agricultural Parcels

California Streets and Highways Code Section 36632(c) states, "Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment pursuant to this part." Therefore, parcels that are zoned RD1.5 to RD3 or zoned agricultural, in whole or in part, within the District boundaries will not be assessed.

Residential Condominiums

The vast majority of residential condominium parcels and units are newer "in town" residential condominiums. It is the opinion of this Assessment Engineer that these residential condominium parcels will proportionately specially benefit from District funded programs and activities, but differently than commercial parcels. The building area assessment rates for residential condominium parcels shall be assessed at the zone rates delineated in the Assessment Rate Chart shown on page 33 and 38.

Multi-Family Residential Parcels

In the opinion of this Assessment Engineer, parcels with multi-unit residential uses and zoned RD4 and higher within the District, will proportionately specially benefit from PBID funded programs, services and improvements but different than commercial zoned parcels and uses. The reason for this finding is rooted in the fact that commercial parcels and buildings provide the double benefit of directly generating income for the parcel in the form of market driven rents and, in turn, generate income to business owners as a function of retail sales areas, food and other service business space and office space to house revenue generating employees. This double benefit does not hold true for multi-unit residential use parcels. In the opinion of this Engineer, the building rates for RD4 and higher zoned residential uses are set at $0.08666418 per square foot of building in Zone 1 and $0.43332 in Zone 2. The land area rates for RD4 and higher zoned parcels are the same as for commercial zoned parcels. Those individually-assessed residential parcels, zoned RD4 or higher, within the District will proportionately specially benefit from all of the District's services. The assessment rate for individually-assessed residential parcels zoned RD4 or higher is commensurate with their need for services; they have a moderate amount of pedestrian traffic and thus a moderate need for services.

Right-of-Way Parcels

Parcels within the District, to the extent that they are used solely as active rights-of-way, shall not be assessed as they do not receive special benefit from the District's services. These parcels do not have a commercial use, do not have pedestrian traffic, and are basically unoccupied; thus, they have no need for District services and shall not be assessed.

Mixed-Use Parcels

Mixed-use parcels will be assessed in accordance with the following special criteria:

SP 00131

A. Mixed –Use Ground Floor Commercial and Upper Floor Residential Rental
   1. Commercial Zoning
      a. Building area assessed at commercial building area zone rate for both commercial and residential building areas
      b. Land area assessed at commercial land area zone rate
   2. R-4 (and higher) R Zoning
      a. Building area assessed at commercial building area zone rate for commercial building area and residential building area zone rate for residential building area
      b. Land area assessed at land area zone rate

B. Commercial/Office Condos
   a. Building area assessed at building area zone rate

   b. Land area assessed at land area zone rate but pro-rated for each unit based on ratio to total condominium units in the complex

C. Mixed-Use Commercial Condos and Residential Condos
   a. Building area assessed at commercial building area zone rate for commercial units and residential building area zone rate for residential units

   b. Land area assessed at commercial land area zone rate but pro-rated for each unit based on ratio to total condominium units (commercial and residential) in the complex

Changes to Zoning

If the zoning of an individual assessed parcel changes during the term of the District, the assessment calculation may be modified accordingly.

Changes to Building or Parcel Size

If the building size on a parcel changes during the term of the District, the assessment calculation may be modified accordingly. Parcels with new construction shall have their assessment adjusted upon issuance of a certificate of occupancy for the new building area. In addition, any changes in parcel size as a result of land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Plan would require a new Proposition 218 ballot procedure in order to approve any such changes.

The complete Year 1 – 2017-18 assessment roll of all parcels to be assessed by this PBID is included in this Plan as Appendix I.

Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table, the assessment rates for each factor and zone are calculated as follows:

ZONE 1

Commercial Zone Building Area Rate (Unit 1-A)

($1,274,089.25 x 32.0295470%)/ 2,355,934 assessable building units = $0.17321581/sq ft building area

Residential Zone Building Area Rate (Unit 1-B)

($1,274,089.25 x 7.9194288%)/ 1,164,271 assessable building units = $0.08666418/sq ft building area

Land Area Rate (Unit 1-C)

($1,274,089.25 x 32.5768590%)/ 3,475,720 assessable land units = $0.11941648/sq ft land area

ZONE 2

Commercial Zone Area Rate (Unit 2-A)

($1,274,089.25 x 1.3909239%)/ 204,486 assessable building units = $0.0695/sq ft building area

Residential Zone Building Area Rate (Unit 2-B)

No current uses or quantities – set at 50% of commercial bldg rate = $0.04333209/sq ft building area

Land Area Rate (Unit 2-C)

($1,274,089.25 x 12.4024067%)/ 2,612,604 assessable land units = $0.05968573/sq ft land area

ZONE 3

Commercial Zone Building Area Rate = not assessed

Residential Zone Building Area Rate = not assessed

Land Area Rate (Unit 3-C)

($1,274,089.25 x 13.6808345%)/ 18,134,589 assessable land units = $0.0096118/sq ft land area

Step 5. Estimate Total District Costs

The total projected 10 year special benefit costs for 2018 – 2027 of the PBID are shown in the Table on page 24 of this Report assuming a maximum 3% increase per year.

Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIIID Section 4(b) of the California Constitution – Proposition 218)

Total adjusted costs are estimated at $1,286,958.58. General benefits are factored at 1% of total (see Finding 2 on page 11 of this Report) with special benefits set at 99%. Article XIIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 1% general benefit cost is computed to be $12,869.33 with a resultant 99% special benefit limit computed at $1,274,089.25. *Based on current data, zoning and land uses, his is the maximum amount of Year 1 (2017-18) revenue that can be derived from property assessments from the subject PBID.*

All program costs associated with general benefits will be derived from sources other than PBID assessments. Sample "other" revenue sources are shown in the following table:

Special and General Benefit Revenue Sources

Revenue Source	Revenue	% of Total
PBID Assessments	$1,274,089.25	99%
Grants, donations, sponsors, program income, etc	$12,869.33	1%
TOTAL	**$1,286,958.58**	**100.0%**

Step 7. Calculate "Basic Unit Cost"

With a YR 1 - 2018 assessment revenue portion of the budget set at $1,274,089.25 (special benefit only), the Basic Unit Costs are shown above in Step 4. Since the PBID is being proposed for a 10 year term, maximum assessments for future years (2019-2027) must be set at the inception of the proposed PBID. An annual inflationary assessment rate increase of up to 3% may be imposed for future year assessments, on approval by the PBID Property Owner's Association. The maximum assessment rates for the 10 year proposed PBID term of 2018-2027 are shown in the table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed PBID term (2018-2027).

SPHWBID – 10-Year Maximum Assessment Rates

(Includes a 3%/Yr. Max Increase)

SPHWBID ASSMT RATES	YR 1	YR 2	YR 3	YR 4	YR 5
Operation Year	2018	2019	2020	2021	2022
Property Tax Year	2017-18	2018-19	2019-20	2020-21	2021-22
Zone 1 - Comm Zone Bldg Rate	$0.17321581	$0.17841228	$0.18376465	$0.18927759	$0.19495592
Zone 1 - Res Zone Bldg Rate	$0.08666418	$0.08926410	$0.09194203	$0.09470029	$0.09754130
Zone 1 - Land Rate	$0.11941648	$0.12299898	$0.12668895	$0.13048962	$0.13440431
Zone 2 - Comm Zone Bldg Rate	$0.08666418	$0.08926410	$0.09194203	$0.09470029	$0.09754130
Zone 2 - Res Zone Bldg Rate	$0.04333200	$0.04463196	$0.04597092	$0.04735005	$0.04877055
Zone 2 - Land Rate	$0.05968573	$0.06147630	$0.06332059	$0.06522021	$0.06717682
Zone 3 - Comm Zone Bldg Rate	$0.00000000	$0.00000000	$0.00000000	$0.00000000	$0.00000000
Zone 3 - Res Zone Bldg Rate	$0.00000000	$0.00000000	$0.00000000	$0.00000000	$0.00000000
Zone 3 - Land Rate	$0.00961180	$0.00990015	$0.01019716	$0.01050307	$0.01081817
SPHWBID ASSMT RATES	**YR 6**	**YR 7**	**YR 8**	**YR 9**	**YR 10**
Operation Year	2023	2024	2025	2026	2027
Property Tax Year	2022-23	2023-24	2024-25	2025-26	2026-27
Zone 1 - Comm Zone Bldg Rate	$0.20080459	$0.20682873	$0.21303359	$0.21942460	$0.22600734
Zone 1 - Res Zone Bldg Rate	$0.10046754	$0.10348156	$0.10658601	$0.10978359	$0.11307710
Zone 1 - Land Rate	$0.13843643	$0.14258953	$0.14686721	$0.15127323	$0.15581143
Zone 2 - Comm Zone Bldg Rate	$0.10046754	$0.10348156	$0.10658601	$0.10978359	$0.11307710
Zone 2- Res Zone Bldg Rate	$0.05023366	$0.05174067	$0.05329289	$0.05489168	$0.05653843
Zone 2 - Land Rate	$0.06919212	$0.07126789	$0.07340592	$0.07560810	$0.07787634
Zone 3 - Comm Zone Bldg Rate	$0.00000000	$0.00000000	$0.00000000	$0.00000000	$0.00000000
Zone 3 - Res Zone Bldg Rate	$0.00000000	$0.00000000	$0.00000000	$0.00000000	$0.00000000
Zone 3 - Land Rate	$0.01114271	$0.01147699	$0.01182130	$0.01217594	$0.01254122

Step 8. Spread the Assessments

The resultant assessment spread calculation results for each parcel within the PBID are shown in the Management District Plan and were determined by applying the District assessment formula to each identified benefiting property.

Miscellaneous District Provisions

Time and Manner of Collecting Assessments:
Assessments for the Property Tax Year beginning July 1, 2017 and assessments for subsequent fiscal years, through and including the Fiscal Year ending June 30, 2027 (Operation Years 2018-2027) will be collected at the same time and in the same manner as ad valorum taxes paid to the County of Los Angeles. The District assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan. If necessary, a manual billing may be prepared by the City of Los Angeles in lieu of the assessment's inclusion on the Assessor's property tax bills.

Bonds:
No bonds are to be issued in conjunction with this proposed PBID.

Duration
As allowed by State PBID Law, the District will have a ten (10) year operational term from January 1, 2018 to December 31, 2027. The proposed renewed PBID operation is expected to begin services on January 1, 2018. If the District is not renewed, services will end on December 31, 2027.

IMPLEMENTATION TIME TABLE

The renewed PBID is expected to begin operation by January 2018. In order to meet this goal, the following procedural timeline is proposed:

Date	Action/Task
Oct -Dec '16	• Develop PBID Management Plan
Jan – March '17	• Collect petitions signed by property owners
March '17	• Submit majority support petitions to City
May '17	• City Council adopts Resolution of Intention to renew the PBID
May '17	• City sends notice of public hearing and a ballot to property owners within PBID
July '17	• City Council conducts public hearing (ballots due by this date)
July '17	• Providing no majority ballot protest is filed at the hearing, Council approves Ordinance of Renewal for the PBID
August '17	• Assessment roll submitted to LA County Assessor

APPENDIX 1

SPHWBID
YR 1 – 2017/2018
ASSESSMENT ROLL
&
BOUNDARY MAP
NUMBER INDEX

MAP PAGE NO.	MAP ID	APN	YEAR 1 2017-18 SPHWBID ASSMT	% TOTAL
6	366	7440024911	$34,353.52	2.70%
6	171	7440026903	$18,815.93	1.48%
5	536	7440030802	$78.01	0.01%
5	370	7440030821	$0.00	0.00%
5	1	7440030822	$190.40	0.01%
5	177	7440030906	$45,572.75	3.58%
5	537	7440030908	$4,003.84	0.31%
5	369	7440030910	$3,015.92	0.24%
5	172	7440030911	$686.39	0.05%
5	541	7440030917	$749.95	0.06%
5	538	7440030918	$2,391.91	0.19%
5	362	7440030919	$686.39	0.05%
5	535	7440030920	$749.95	0.06%
5	365	7440030921	$2,391.91	0.19%
5	2	7440031806	$0.00	0.00%
5	6	7440031904	$98,322.52	7.72%
7	179	7440031905	$311.42	0.02%
5	4	7440031910	$8,449.71	0.66%
5	368	7440031911	$8,449.71	0.66%
7	174	7440034901	$31,636.22	2.48%
7	5	7440034902	$2,503.77	0.20%
7	363	7440034906	$142.16	0.01%
7	178	7440034907	$142.16	0.01%
7	540	7440035904	$8,834.36	0.69%
7	180	7440036904	$5,070.34	0.40%
7	367	7440036906	$12,146.20	0.95%
7	3	7440037902	$13,624.17	1.07%
7	364	7440037903	$23,341.97	1.83%
7	175	7440039910	$22,559.02	1.77%
7	176	7440039911	$0.00	0.00%
7	539	7440040907	$0.00	0.00%
7	173	7440041906	$0.00	0.00%
7	371	7440041907	$824.82	0.06%
1	534	7451018027	$10,136.11	0.80%
1	182	7451027017	$2,996.89	0.24%
1	543	7451027021	$3,609.03	0.28%
1	181	7451028023	$3,805.86	0.30%

1	542	7451028026	$3,571.82	0.28%
1	373	7451037011	$1,463.16	0.11%
1	7	7451037012	$800.85	0.06%
1	372	7451037028	$3,003.70	0.24%
1	8	7451037030	$1,697.72	0.13%
1	187	7451037901	$1,669.19	0.13%
4	374	7454003021	$3,319.93	0.26%
4	546	7454003022	$805.49	0.06%
4	183	7454003023	$1,316.85	0.10%
4	547	7454003024	$1,316.85	0.10%
4	376	7454003025	$2,547.08	0.20%
4	544	7454004025	$2,012.19	0.16%
4	375	7454004026	$2,477.80	0.19%
4	9	7454004027	$2,514.86	0.20%
4	377	7454011023	$1,230.64	0.10%
4	545	7454011024	$1,409.36	0.11%
4	185	7454011030	$1,038.92	0.08%
4	186	7454011031	$952.23	0.07%
4	184	7454011032	$2,095.19	0.16%
1	190	7455002002	$552.16	0.04%
1	378	7455002014	$1,480.12	0.12%
1	10	7455002015	$915.72	0.07%
1	23	7455002018	$2,376.39	0.19%
1	35	7455002020	$5,262.87	0.41%
1	383	7455002022	$9,517.13	0.75%
1	13	7455002026	$850.19	0.07%
1	191	7455002027	$10,096.43	0.79%
1	380	7455002028	$3,886.71	0.31%
1	554	7455003001	$2,479.04	0.19%
1	192	7455003003	$1,585.65	0.12%
1	560	7455003006	$1,509.10	0.12%
1	393	7455003007	$997.99	0.08%
1	396	7455003008	$936.83	0.07%
1	29	7455003009	$865.68	0.07%
1	188	7455003012	$2,635.61	0.21%
1	11	7455003015	$3,441.38	0.27%
1	550	7455003016	$7,753.87	0.61%
1	389	7455003017	$3,105.90	0.24%
1	733	7455003018	$17,390.10	1.36%

1	558	7455004001	$3,502.37	0.27%
1	14	7455004005	$2,517.31	0.20%
1	553	7455004006	$1,829.07	0.14%
1	386	7455004007	$1,439.34	0.11%
1	751	7455004010	$1,492.71	0.12%
1	21	7455004016	$2,036.93	0.16%
1	379	7455004018	$1,007.45	0.08%
1	19	7455004019	$5,908.62	0.46%
1	290	7455004800	$12,608.47	0.99%
1	464	7455004900	$686.64	0.05%
1	465	7455004901	$686.76	0.05%
1	289	7455004903	$5,242.31	0.41%
1	223	7455005001	$3,835.96	0.30%
1	387	7455005002	$892.82	0.07%
1	12	7455005003	$871.29	0.07%
1	549	7455005004	$746.35	0.06%
1	24	7455005005	$3,357.20	0.26%
1	204	7455005006	$2,911.67	0.23%
1	384	7455005007	$3,688.66	0.29%
1	15	7455005008	$1,826.80	0.14%
1	581	7455005009	$3,270.93	0.26%
1	189	7455005011	$2,430.45	0.19%
1	381	7455005012	$742.77	0.06%
1	207	7455005020	$1,402.13	0.11%
1	32	7455005021	$1,218.95	0.10%
1	561	7455005022	$4,799.79	0.38%
1	197	7455005025	$563.74	0.04%
1	37	7455005026	$1,645.18	0.13%
1	548	7455005027	$5,269.61	0.41%
1	610	7455005900	$573.44	0.05%
1	612	7455005901	$1,146.88	0.09%
1	462	7455005902	$286.84	0.02%
1	96	7455005903	$573.44	0.05%
1	463	7455005904	$573.44	0.05%
1	611	7455005905	$573.44	0.05%
4	17	7455006001	$4,866.14	0.38%
4	43	7455006002	$716.50	0.06%
4	224	7455006005	$1,832.73	0.14%
4	48	7455006006	$1,135.38	0.09%

4	587	7455006007	$1,449.53	0.11%
4	198	7455006008	$1,756.27	0.14%
4	565	7455006015	$2,920.30	0.23%
4	394	7455006016	$1,191.52	0.09%
4	30	7455006021	$2,651.90	0.21%
4	52	7455006022	$653.51	0.05%
4	219	7455006025	$1,140.57	0.09%
4	50	7455006026	$767.85	0.06%
4	556	7455006027	$748.83	0.06%
4	APNs: 7455-006-030 thru 096	7455006030	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006031	$218.66	0.02%
4	APNs: 7455-006-030 thru 096	7455006032	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006033	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006034	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006035	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006036	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006037	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006038	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006039	$194.40	0.02%
4	APNs: 7455-006-030 thru 096	7455006040	$177.93	0.01%
4	APNs: 7455-006-030 thru 096	7455006041	$178.80	0.01%
4	APNs: 7455-006-030 thru 096	7455006042	$176.20	0.01%
4	APNs: 7455-006-030 thru 096	7455006043	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006044	$199.60	0.02%
4	APNs: 7455-006-030 thru 096	7455006045	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006046	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006047	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006048	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006049	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006050	$216.93	0.02%
4	APNs: 7455-006-030 thru 096	7455006051	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006052	$672.40	0.05%
4	APNs: 7455-006-030 thru 096	7455006053	$221.26	0.02%
4	APNs: 7455-006-030 thru 096	7455006054	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006055	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006056	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006057	$194.40	0.02%
4	APNs: 7455-006-030 thru 096	7455006058	$185.73	0.01%
4	APNs: 7455-006-030 thru 096	7455006059	$192.67	0.02%

4	APNs: 7455-006-030 thru 096	7455006060	$212.60	0.02%
4	APNs: 7455-006-030 thru 096	7455006061	$207.40	0.02%
4	APNs: 7455-006-030 thru 096	7455006062	$178.80	0.01%
4	APNs: 7455-006-030 thru 096	7455006063	$236.86	0.02%
4	APNs: 7455-006-030 thru 096	7455006064	$176.20	0.01%
4	APNs: 7455-006-030 thru 096	7455006065	$201.33	0.02%
4	APNs: 7455-006-030 thru 096	7455006066	$175.33	0.01%
4	APNs: 7455-006-030 thru 096	7455006067	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006068	$171.00	0.01%
4	APNs: 7455-006-030 thru 096	7455006069	$216.93	0.02%
4	APNs: 7455-006-030 thru 096	7455006070	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006071	$313.65	0.02%
4	APNs: 7455-006-030 thru 096	7455006072	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006073	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006074	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006075	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006076	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006077	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006078	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006079	$263.90	0.02%
4	APNs: 7455-006-030 thru 096	7455006080	$212.60	0.02%
4	APNs: 7455-006-030 thru 096	7455006081	$220.74	0.02%
4	APNs: 7455-006-030 thru 096	7455006082	$256.19	0.02%
4	APNs: 7455-006-030 thru 096	7455006083	$212.60	0.02%
4	APNs: 7455-006-030 thru 096	7455006084	$219.10	0.02%
4	APNs: 7455-006-030 thru 096	7455006085	$219.10	0.02%
4	APNs: 7455-006-030 thru 096	7455006086	$219.10	0.02%
4	APNs: 7455-006-030 thru 096	7455006087	$274.30	0.02%
4	APNs: 7455-006-030 thru 096	7455006088	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006089	$234.26	0.02%
4	APNs: 7455-006-030 thru 096	7455006090	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006091	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006092	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006093	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006094	$227.07	0.02%
4	APNs: 7455-006-030 thru 096	7455006095	$306.11	0.02%
4	APNs: 7455-006-030 thru 096	7455006096	$227.07	0.02%
4	292	7455006900	$1,791.25	0.14%
4	591	7455007001	$4,408.42	0.35%

4	205	7455007002	$949.55	0.07%
4	61	7455007003	$474.77	0.04%
4	594	7455007006	$6,544.63	0.51%
4	253	7455007011	$4,036.29	0.32%
4	572	7455007013	$1,634.26	0.13%
4	213	7455007014	$759.95	0.06%
4	211	7455007015	$799.18	0.06%
4	209	7455007016	$967.03	0.08%
4	28	7455007017	$968.23	0.08%
4	562	7455007019	$2,268.44	0.18%
4	203	7455007020	$491.64	0.04%
4	41	7455007021	$6,684.76	0.52%
4	291	7455007900	$1,932.88	0.15%
4	613	7455007902	$1,939.44	0.15%
4	293	7455007903	$798.06	0.06%
4	39	7455008014	$1,116.73	0.09%
4	564	7455008015	$1,973.76	0.15%
4	422	7455008024	$1,733.21	0.14%
4	98	7455010902	$5,028.39	0.39%
4	614	7455010903	$6,505.49	0.51%
4	54	7455011001	$991.89	0.08%
4	217	7455011002	$573.20	0.04%
4	226	7455011003	$781.06	0.06%
4	235	7455011007	$921.20	0.07%
4	231	7455011009	$1,043.65	0.08%
4	254	7455011010	$1,092.85	0.09%
4	257	7455011011	$1,940.91	0.15%
4	258	7455011020	$1,151.61	0.09%
4	569	7455011021	$1,359.47	0.11%
4	397	7455011022	$978.40	0.08%
4	236	7455011026	$1,013.04	0.08%
4	408	7455011027	$3,570.60	0.28%
4	65	7455011028	$7,935.09	0.62%
4	411	7455011029	$986.55	0.08%
4	APNs: 7455-011-032 thru 054	7455011032	$192.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011033	$253.55	0.02%
4	APNs: 7455-011-032 thru 054	7455011034	$217.76	0.02%
4	APNs: 7455-011-032 thru 054	7455011035	$217.76	0.02%
4	APNs: 7455-011-032 thru 054	7455011036	$205.02	0.02%

4	APNs: 7455-011-032 thru 054	7455011037	$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011038	$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011039	$205.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011040	$192.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011041	$176.42	0.01%
4	APNs: 7455-011-032 thru 054	7455011042	$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011043	$205.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011044	$192.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011045	$253.55	0.02%
4	APNs: 7455-011-032 thru 054	7455011046	$217.76	0.02%
4	APNs: 7455-011-032 thru 054	7455011047	$217.76	0.02%
4	APNs: 7455-011-032 thru 054	7455011048	$205.02	0.02%
4	APNs: 7455-011-032 thru 054	7455011049	$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011050	$161.68	0.01%
4	APNs: 7455-011-032 thru 054	7455011051	$205.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011052	$192.88	0.02%
4	APNs: 7455-011-032 thru 054	7455011053	$176.42	0.01%
4	APNs: 7455-011-032 thru 054	7455011054	$161.68	0.01%
4	221	7455011055	$3,709.07	0.29%
1	232	7455012001	$2,208.53	0.17%
1	58	7455012002	$1,428.64	0.11%
1	73	7455012003	$1,359.35	0.11%
1	260	7455012004	$1,151.25	0.09%
1	753	7455012005	$1,428.52	0.11%
1	67	7455012006	$1,655.74	0.13%
1	405	7455012007	$1,463.16	0.11%
1	586	7455012008	$1,092.17	0.09%
1	417	7455012009	$1,290.07	0.10%
1	589	7455012010	$1,289.95	0.10%
1	580	7455012011	$2,606.51	0.20%
1	248	7455012012	$1,463.16	0.11%
1	403	7455012013	$1,151.37	0.09%
1	55	7455012014	$1,272.62	0.10%
1	240	7455012015	$1,463.16	0.11%
1	237	7455012016	$6,061.26	0.48%
1	595	7455012017	$535.34	0.04%
1	427	7455012018	$535.46	0.04%
1	604	7455012019	$1,055.11	0.08%
1	68	7455012020	$781.54	0.06%

1	431	7455012021	$573.56	0.05%
1	571	7455012022	$573.68	0.05%
1	251	7455012023	$1,765.28	0.14%
1	420	7455012024	$2,810.11	0.22%
1	584	7455012025	$573.56	0.05%
1	575	7455012026	$781.42	0.06%
1	45	7455012027	$1,134.78	0.09%
1	218	7455012028	$575.71	0.05%
1	423	7455013001	$2,451.44	0.19%
1	245	7455013002	$2,102.15	0.16%
1	414	7455013003	$566.60	0.04%
1	66	7455013004	$566.24	0.04%
1	228	7455013005	$715.74	0.06%
1	46	7455013006	$572.67	0.04%
1	590	7455013007	$462.38	0.04%
1	267	7455013015	$1,271.32	0.10%
1	467	7455013901	$15,625.64	1.23%
1	468	7455013902	$816.21	0.06%
1	99	7455013903	$462.14	0.04%
1	97	7455013904	$1,386.54	0.11%
1	269	7455014029	$21,503.67	1.69%
1	680	7455014032	$26,249.86	2.06%
1	428	7455014033	$11,054.97	0.87%
1	415	7455014035	$8,592.73	0.67%
2	47	7455019032	$21,173.65	1.66%
2	466	7455019916	$30,054.20	2.36%
2	709	7455019922	$18,769.46	1.47%
2	222	7455020043	$93,211.35	7.32%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020045	$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020046	$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020047	$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020048	$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020049	$154.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020050	$156.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020051	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020052	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020053	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020054	$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020055	$128.82	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020056	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020057	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020058	$172.15	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020059	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020060	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020061	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020062	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020063	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020064	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020065	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020066	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020067	$102.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020068	$156.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020069	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020070	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020071	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020072	$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020073	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020074	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020075	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020076	$172.15	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020077	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020078	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020079	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020080	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020081	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020082	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020083	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020084	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020085	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020086	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020087	$102.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020088	$156.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020089	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020090	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020091	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020092	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020093	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020094	$190.35	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020095	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020096	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020097	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020098	$161.75	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020099	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020100	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020101	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020102	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020103	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020104	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020105	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020106	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020107	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020108	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020109	$102.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020110	$156.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020111	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020112	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020113	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020114	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020115	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020116	$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020117	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020118	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020119	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020120	$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020121	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020122	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020123	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020124	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020125	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020126	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020127	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020128	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020129	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020130	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020131	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020132	$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020133	$127.08	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020134	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020135	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020136	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020137	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020138	$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020139	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020140	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020141	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020142	$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020143	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020144	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020145	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020146	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020147	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020148	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020149	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020150	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020151	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020152	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020153	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020154	$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020155	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020156	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020157	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020158	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020159	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020160	$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020161	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020162	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020163	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020164	$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020165	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020166	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020167	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020168	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020169	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020170	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020171	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020172	$100.22	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020173	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020174	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020175	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020176	$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020177	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020178	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020179	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020180	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020181	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020182	$176.48	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020183	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020184	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020185	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020186	$161.75	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020187	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020188	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020189	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020190	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020191	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020192	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020193	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020194	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020195	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020196	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020197	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020198	$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020199	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020200	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020201	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020202	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020203	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020204	$176.48	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020205	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020206	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020207	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020208	$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020209	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020210	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020211	$100.22	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020212	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020213	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020214	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020215	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020216	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020217	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020218	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020219	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020220	$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020221	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020222	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020223	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020224	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020225	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020226	$176.48	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020227	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020228	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020229	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020230	$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020231	$105.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020232	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020233	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020234	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020235	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020236	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020237	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020238	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020239	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020240	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020241	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020242	$152.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020243	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020244	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020245	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020246	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020247	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020248	$176.48	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020249	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020250	$126.22	0.01%

2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020251	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020252	$166.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020253	$136.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020254	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020255	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020256	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455020257	$149.62	0.01%
2	90	7455021034	$40,634.74	3.19%
2	APNs: 7455-021-036 thru 154	7455021036	$208.59	0.02%
2	APNs: 7455-021-036 thru 154	7455021037	$206.86	0.02%
2	APNs: 7455-021-036 thru 154	7455021038	$206.86	0.02%
2	APNs: 7455-021-036 thru 154	7455021039	$206.86	0.02%
2	APNs: 7455-021-036 thru 154	7455021040	$290.05	0.02%
2	APNs: 7455-021-036 thru 154	7455021041	$231.12	0.02%
2	APNs: 7455-021-036 thru 154	7455021042	$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021043	$157.46	0.01%
2	APNs: 7455-021-036 thru 154	7455021044	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021045	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021046	$134.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021047	$151.39	0.01%
2	APNs: 7455-021-036 thru 154	7455021048	$161.79	0.01%
2	APNs: 7455-021-036 thru 154	7455021049	$133.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021050	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021051	$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021052	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021053	$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021054	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021055	$173.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021056	$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021057	$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021058	$184.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021059	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021060	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021061	$157.46	0.01%
2	APNs: 7455-021-036 thru 154	7455021062	$155.72	0.01%
2	APNs: 7455-021-036 thru 154	7455021063	$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021064	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021065	$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021066	$126.26	0.01%

2	APNs: 7455-021-036 thru 154	7455021067	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021068	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021069	$134.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021070	$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021071	$161.79	0.01%
2	APNs: 7455-021-036 thru 154	7455021072	$133.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021073	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021074	$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021075	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021076	$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021077	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021078	$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021079	$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021080	$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021081	$164.39	0.01%
2	APNs: 7455-021-036 thru 154	7455021082	$129.73	0.01%
2	APNs: 7455-021-036 thru 154	7455021083	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021084	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021085	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021086	$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021087	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021088	$155.72	0.01%
2	APNs: 7455-021-036 thru 154	7455021089	$197.32	0.02%
2	APNs: 7455-021-036 thru 154	7455021090	$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021091	$209.46	0.02%
2	APNs: 7455-021-036 thru 154	7455021092	$209.46	0.02%
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2	APNs: 7455-021-036 thru 154	7455021094	$209.46	0.02%
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2	APNs: 7455-021-036 thru 154	7455021096	$209.46	0.02%
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2	APNs: 7455-021-036 thru 154	7455021098	$197.32	0.02%
2	APNs: 7455-021-036 thru 154	7455021099	$154.86	0.01%
2	APNs: 7455-021-036 thru 154	7455021100	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021101	$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021102	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021103	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021104	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021105	$134.06	0.01%

2	APNs: 7455-021-036 thru 154	7455021106	$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021107	$161.79	0.01%
2	APNs: 7455-021-036 thru 154	7455021108	$133.19	0.01%
2	APNs: 7455-021-036 thru 154	7455021109	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021110	$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021111	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021112	$154.86	0.01%
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2	APNs: 7455-021-036 thru 154	7455021114	$127.13	0.01%
2	APNs: 7455-021-036 thru 154	7455021115	$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021116	$160.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021117	$164.39	0.01%
2	APNs: 7455-021-036 thru 154	7455021118	$129.73	0.01%
2	APNs: 7455-021-036 thru 154	7455021119	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021120	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021121	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021122	$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021123	$158.32	0.01%
2	APNs: 7455-021-036 thru 154	7455021124	$155.72	0.01%
2	APNs: 7455-021-036 thru 154	7455021125	$149.66	0.01%
2	APNs: 7455-021-036 thru 154	7455021126	$168.72	0.01%
2	APNs: 7455-021-036 thru 154	7455021127	$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021128	$121.93	0.01%
2	APNs: 7455-021-036 thru 154	7455021129	$121.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021130	$126.26	0.01%
2	APNs: 7455-021-036 thru 154	7455021131	$150.52	0.01%
2	APNs: 7455-021-036 thru 154	7455021132	$134.06	0.01%
2	APNs: 7455-021-036 thru 154	7455021133	$144.46	0.01%
2	APNs: 7455-021-036 thru 154	7455021134	$134.06	0.01%
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3	265	7455022001	$3,091.38	0.24%
3	622	7455022002	$1,569.94	0.12%
3	739	7455022003	$1,580.21	0.12%
3	625	7455022008	$1,798.83	0.14%
3	640	7455022009	$621.09	0.05%
3	757	7455022010	$621.09	0.05%
3	80	7455022011	$644.85	0.05%
3	433	7455022012	$644.85	0.05%
3	445	7455022013	$863.30	0.07%
3	435	7455022014	$1,402.81	0.11%
3	455	7455022015	$1,383.05	0.11%
3	286	7455022016	$1,774.86	0.14%
3	282	7455022017	$2,727.87	0.21%
3	457	7455022018	$2,098.92	0.16%
3	449	7455022019	$1,316.85	0.10%
3	765	7455022020	$1,552.77	0.12%
3	450	7455022021	$2,180.15	0.17%
3	APNs: 7455-022-028 thru 059	7455022028	$176.09	0.01%
3	APNs: 7455-022-028 thru 059	7455022029	$175.22	0.01%
3	APNs: 7455-022-028 thru 059	7455022030	$138.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022031	$138.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022032	$150.95	0.01%
3	APNs: 7455-022-028 thru 059	7455022033	$167.42	0.01%
3	APNs: 7455-022-028 thru 059	7455022034	$138.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022035	$138.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022036	$177.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022037	$151.82	0.01%
3	APNs: 7455-022-028 thru 059	7455022038	$153.55	0.01%
3	APNs: 7455-022-028 thru 059	7455022039	$141.42	0.01%
3	APNs: 7455-022-028 thru 059	7455022040	$137.95	0.01%

3	APNs: 7455-022-028 thru 059	7455022041	$176.09	0.01%
3	APNs: 7455-022-028 thru 059	7455022042	$175.22	0.01%
3	APNs: 7455-022-028 thru 059	7455022043	$169.15	0.01%
3	APNs: 7455-022-028 thru 059	7455022044	$169.15	0.01%
3	APNs: 7455-022-028 thru 059	7455022045	$191.69	0.02%
3	APNs: 7455-022-028 thru 059	7455022046	$167.42	0.01%
3	APNs: 7455-022-028 thru 059	7455022047	$169.15	0.01%
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3	APNs: 7455-022-028 thru 059	7455022058	$383.02	0.03%
3	APNs: 7455-022-028 thru 059	7455022059	$376.09	0.03%
3	637	7455023021	$657.49	0.05%
3	633	7455023022	$810.07	0.06%
3	638	7455023023	$756.44	0.06%
3	104	7455023024	$1,058.23	0.08%
3	642	7455023025	$1,074.75	0.08%
3	645	7455025003	$1,218.13	0.10%
3	749	7455025018	$709.33	0.06%
3	750	7455025019	$24,315.69	1.91%
3	736	7455025900	$9,123.42	0.72%
3	105	7455025901	$0.00	0.00%
3	648	7455025903	$4,128.82	0.32%
3	294	7455025904	$6,044.64	0.47%
3	650	7455025905	$0.00	0.00%
3	470	7455025906	$0.00	0.00%
3	469	7455025907	$0.00	0.00%
3	647	7455025908	$0.00	0.00%
3	649	7455025909	$0.00	0.00%
3	651	7455025910	$0.00	0.00%
3	758	7455025911	$0.00	0.00%
2	745	7455026046	$12,061.24	0.95%

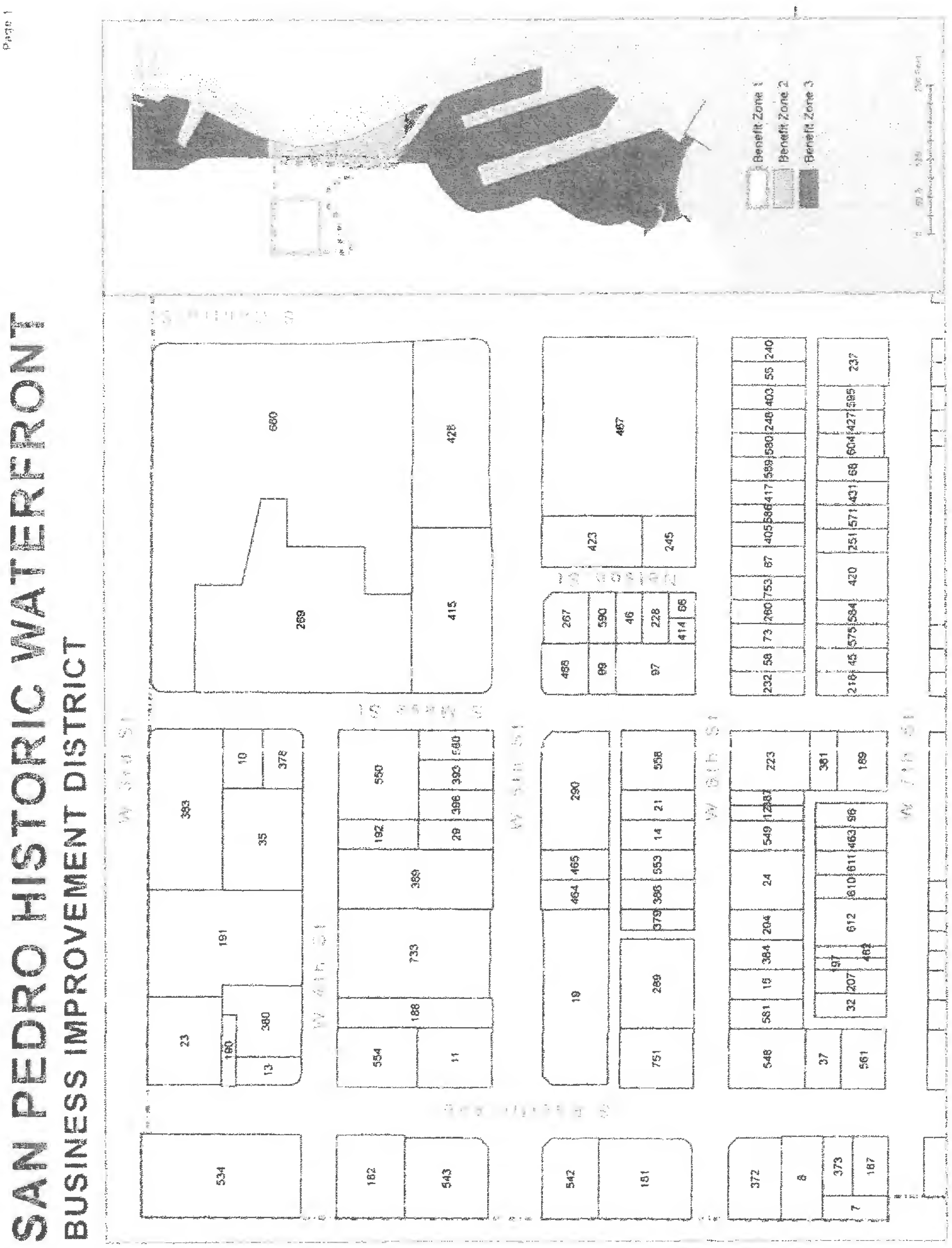
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2	644	7455026052	$18,392.89	1.44%
2	297	7455026900	$14,706.88	1.15%
2	295	7455026939	$1,181.75	0.09%
2	533	7455027932	$7,566.83	0.59%
2	471	7455027933	$11,551.88	0.91%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028001	$103.69	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028002	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028003	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028004	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028005	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028006	$155.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028007	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028008	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028009	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028010	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028011	$142.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028012	$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028013	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028014	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028015	$128.82	0.01%
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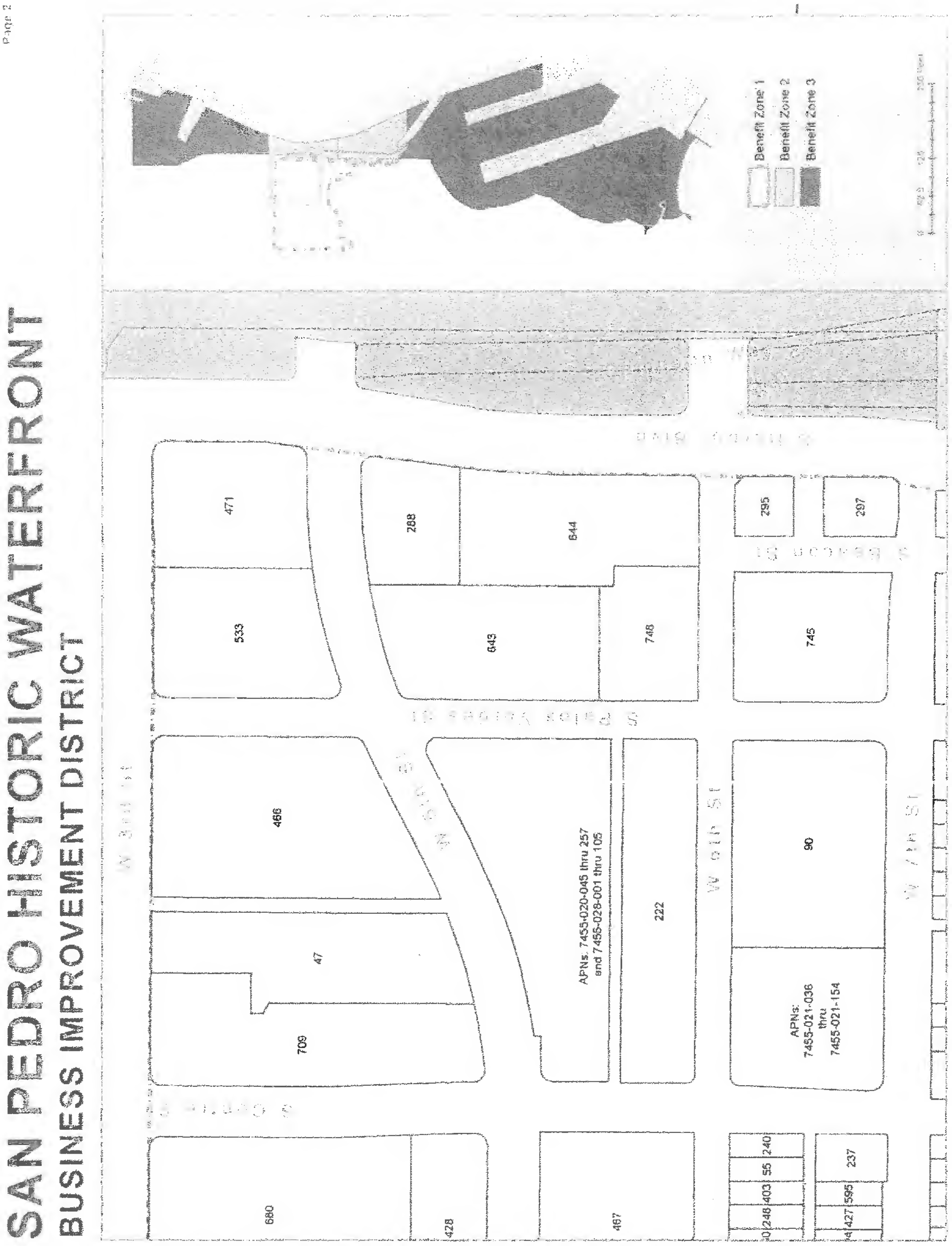
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028050	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028051	$144.42	0.01%
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028053	$142.68	0.01%
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028072	$144.42	0.01%
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028074	$147.02	0.01%
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028076	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028077	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028078	$128.82	0.01%
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2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028080	$136.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028081	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028082	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028083	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028084	$149.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028085	$103.69	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028086	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028087	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028088	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028089	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028090	$155.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028091	$127.08	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028092	$106.29	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028093	$144.42	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028094	$100.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028095	$147.02	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028096	$190.35	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028097	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028098	$126.22	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028099	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028100	$161.75	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028101	$136.62	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028102	$128.82	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028103	$104.55	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028104	$129.68	0.01%
2	APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105	7455028105	$149.62	0.01%
5	106	7456011800	$52.07	0.00%
5	296	7456011900	$7,330.98	0.58%
5	646	7456012024	$7,044.80	0.55%
5	652	7456012800	$52.07	0.00%

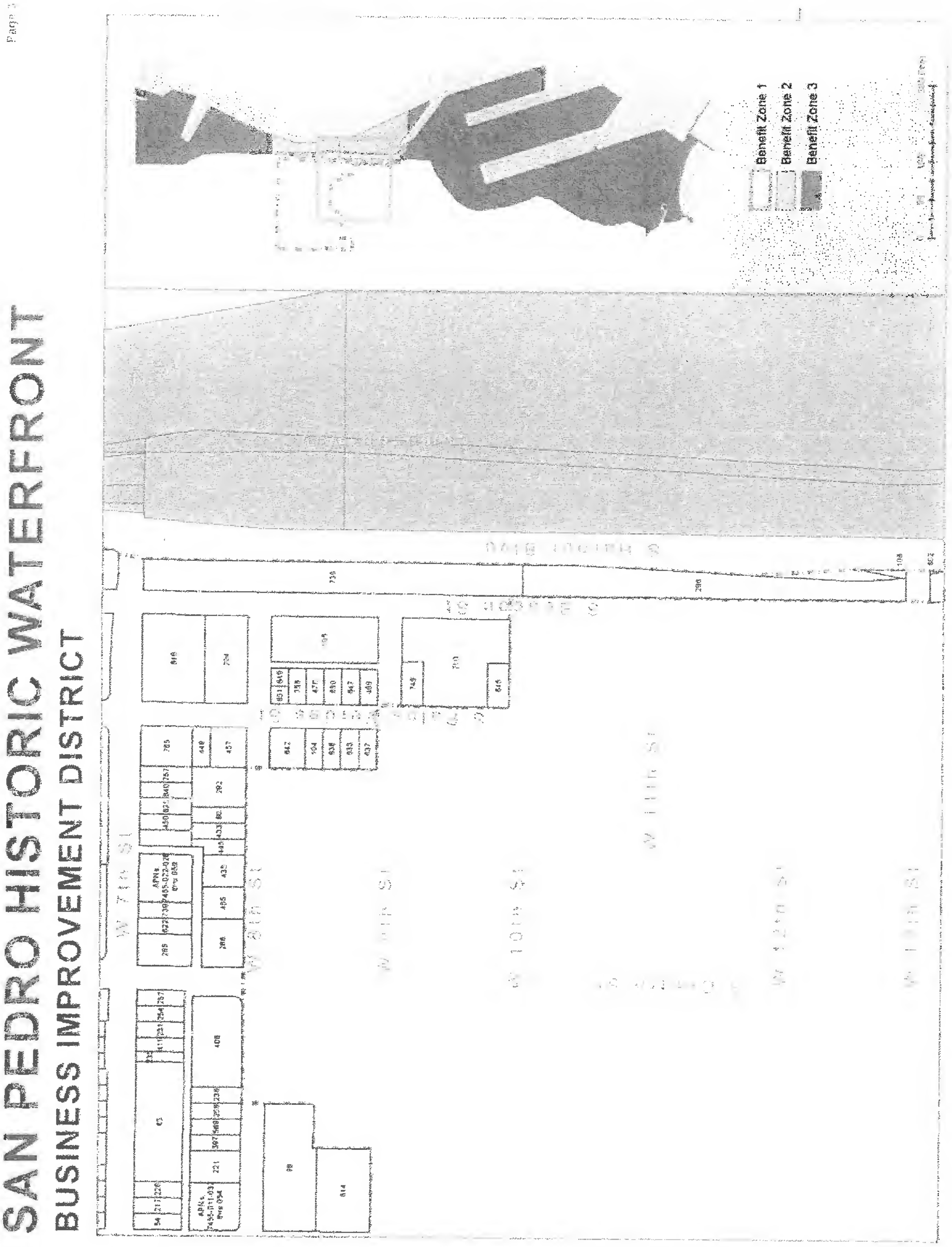
Appendix 2

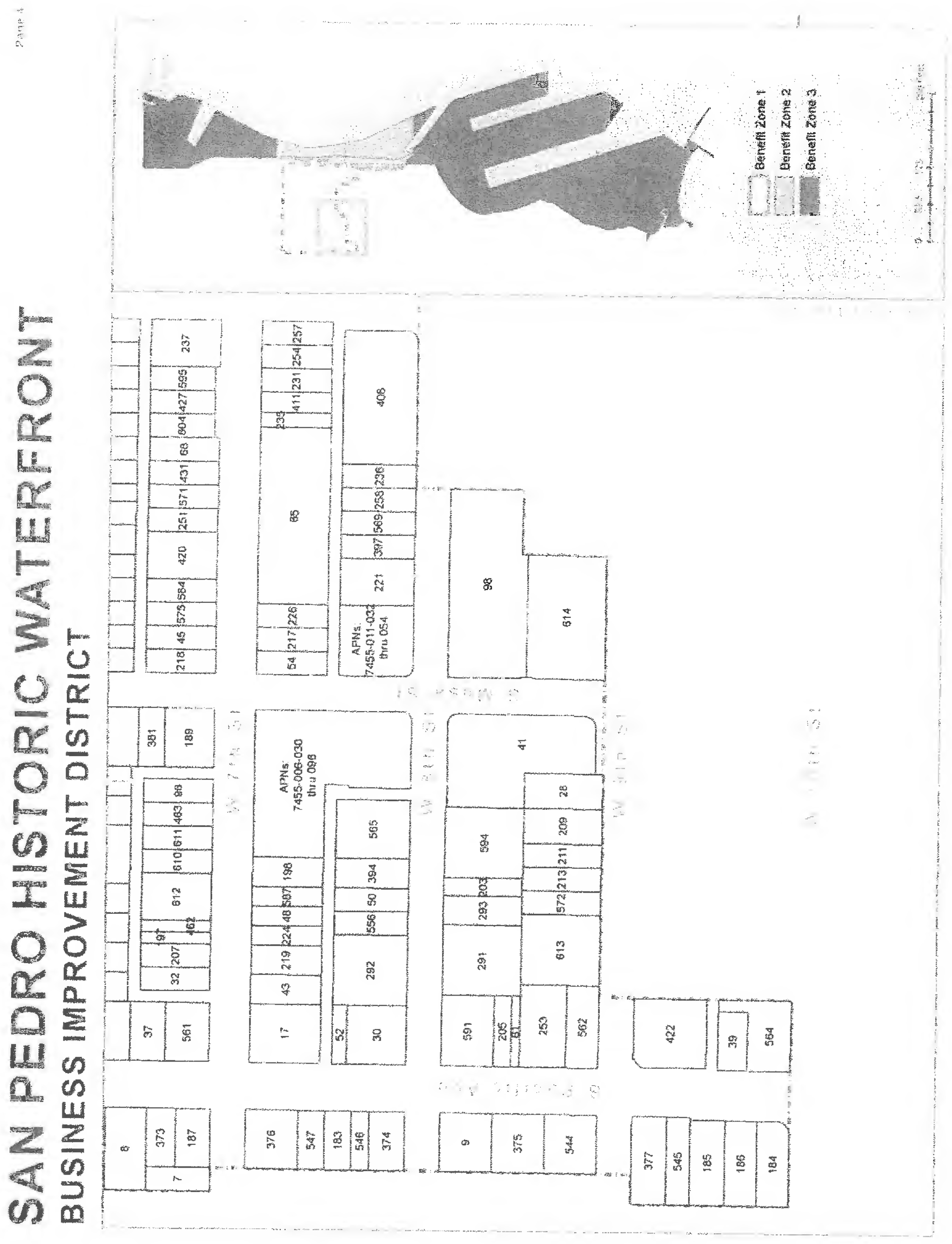
District Boundary Map

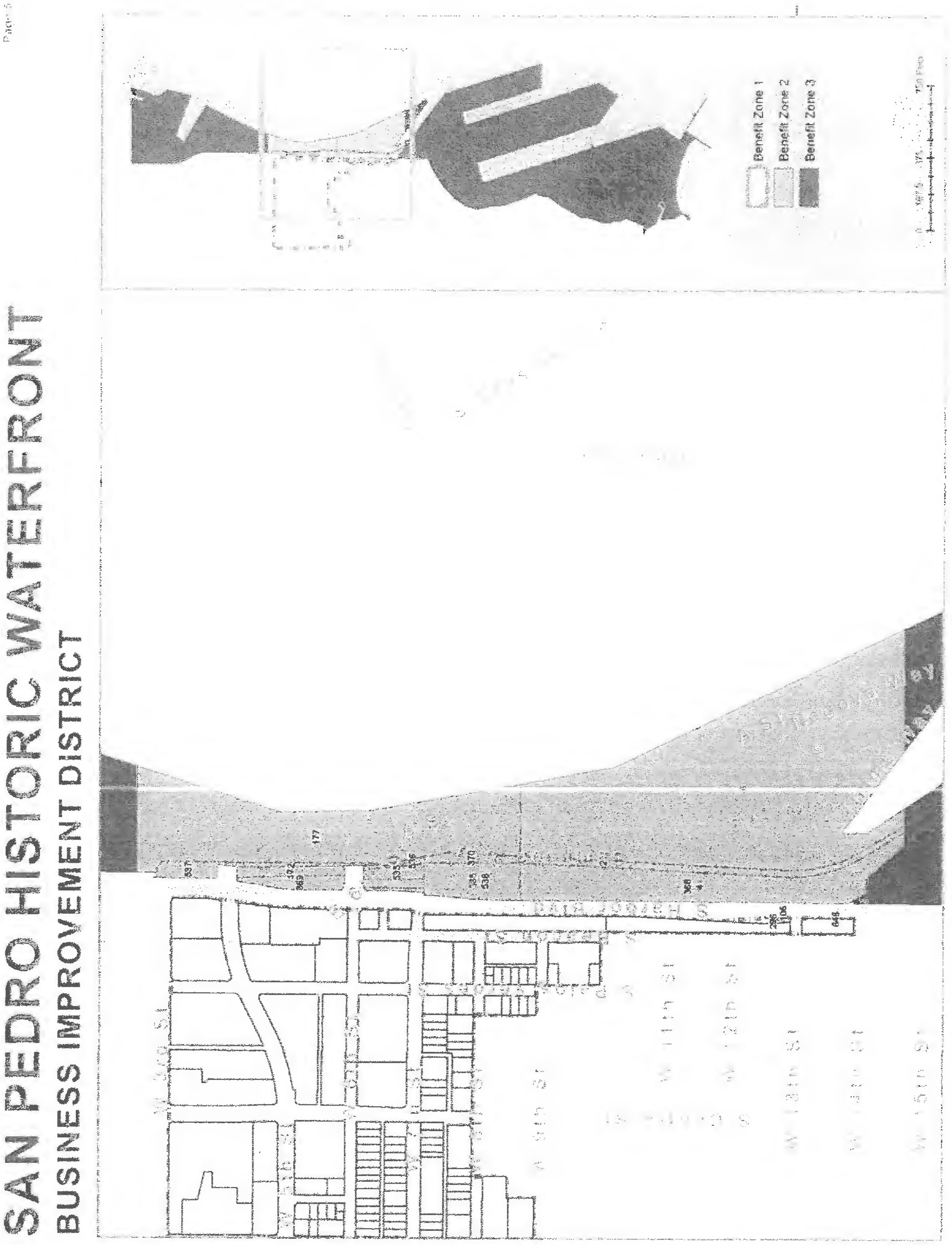

SAN PEDRO HISTORIC WATERFRONT
BUSINESS IMPROVEMENT DISTRICT
Benefit Zone 1
Benefit Zone 2
Benefit Zone 3

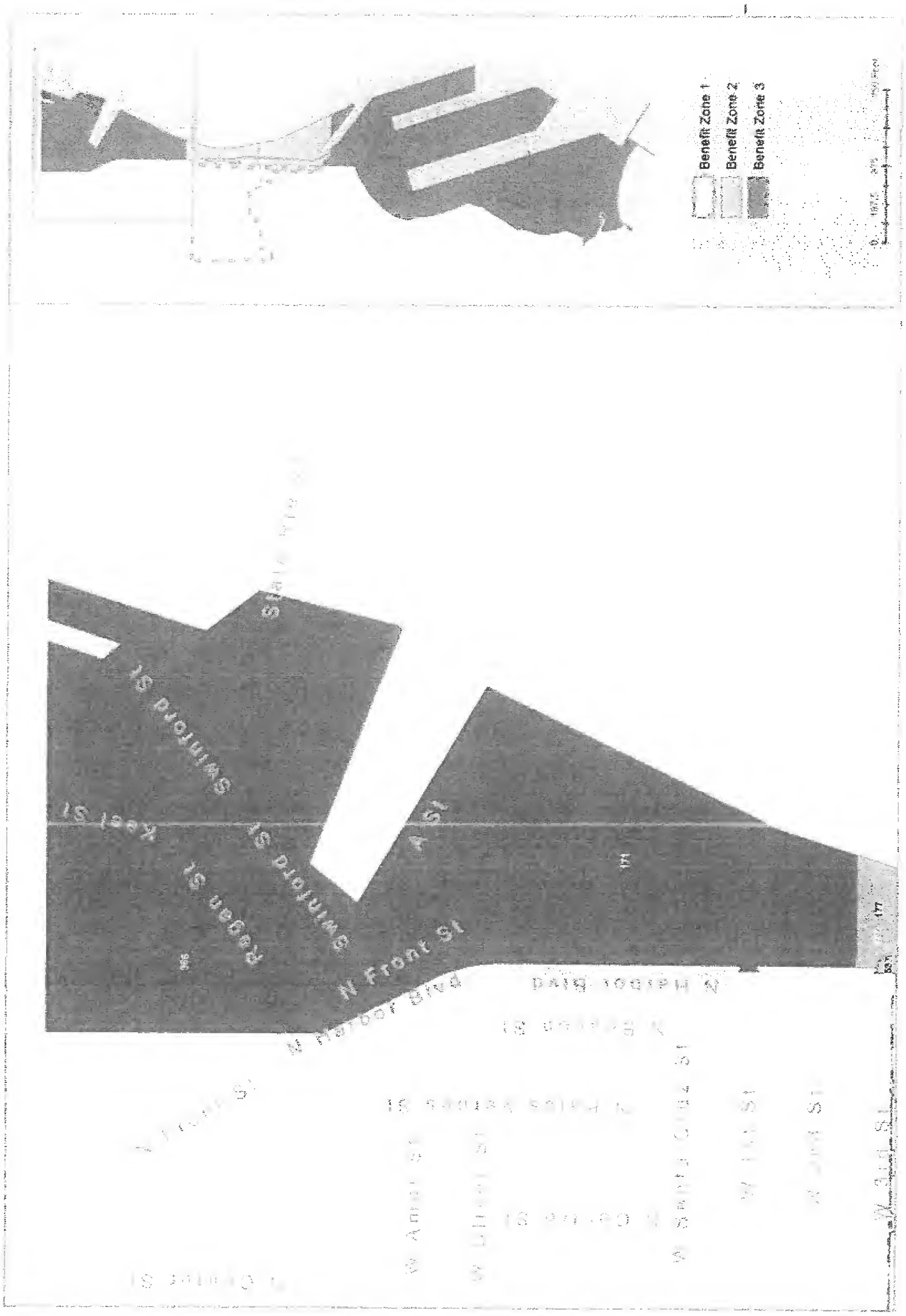

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BUSINESS IMPROVEMENT DISTRICT
Benefit Zone 1
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APNs: 7455-020-045 thru 257 and 7455-028-001 thru 105
APNs: 7455-021-036 thru 7455-021-154
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595
427

SP 00163

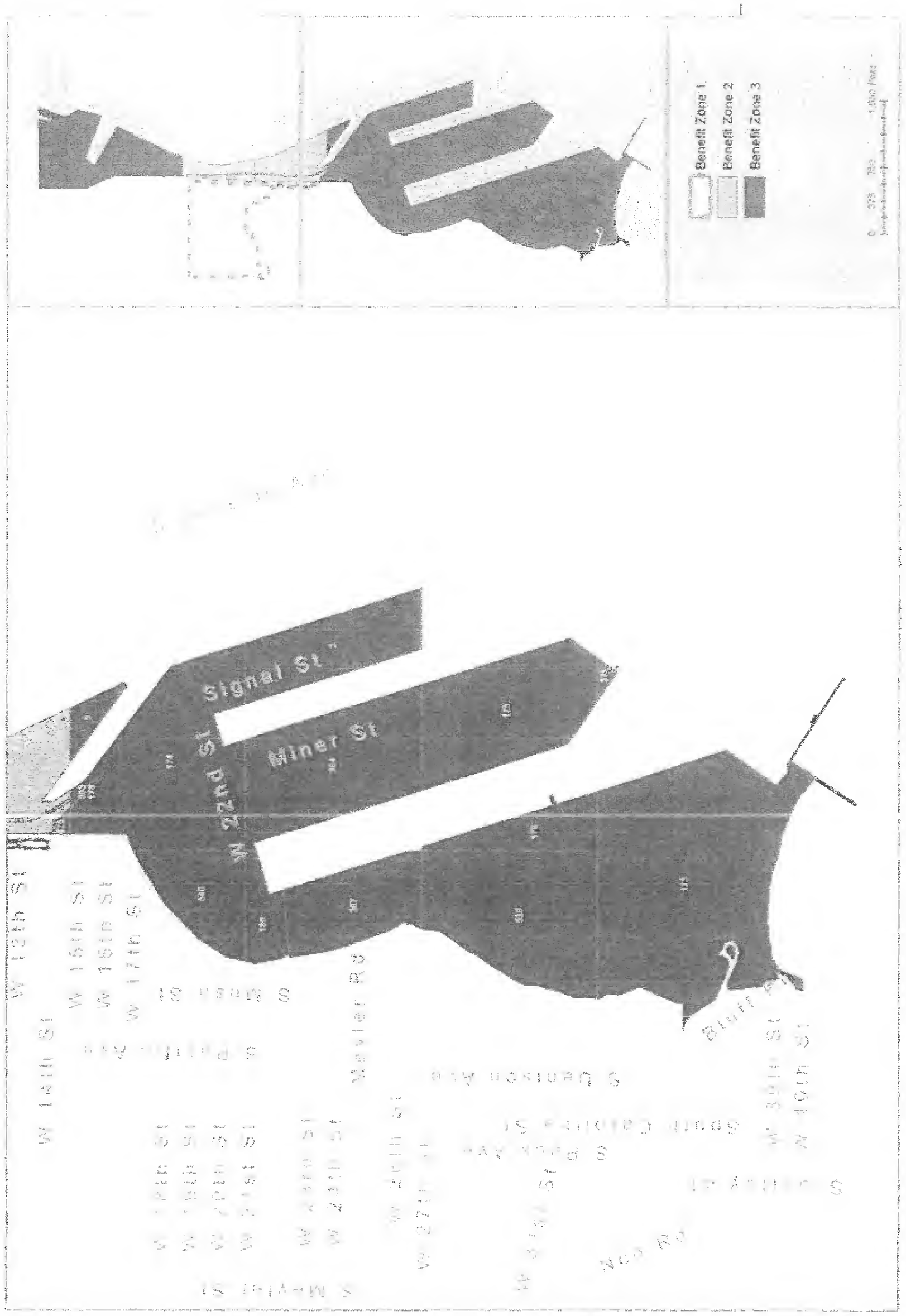

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W 971st St
W 972nd St
W 973rd St
W 974th St
W 975th St
W 976th St
W 977th St
W 978th St
W 979th St
W 980th St
W 981st St
W 982nd St
W 983rd St
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W 989th St
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W 991st St
W 992nd St
W 993rd St
W 994th St
W 995th St
W 996th St
W 997th St
W 998th St
W 999th St
W 1000th St


SAN PEDRO HISTORIC WATERFRONT
BUSINESS IMPROVEMENT DISTRICT
Benefit Zone 1
Benefit Zone 2
Benefit Zone 3
APNs: 7455-006-030 thru 096
APNs: 7455-011-034 thru 054


SAN PEDRO HISTORIC WATERFRONT
BUSINESS IMPROVEMENT DISTRICT
Benefit Zone 1
Benefit Zone 2
Benefit Zone 3


SAN PEDRO HISTORIC WATERFRONT
BUSINESS IMPROVEMENT DISTRICT
Benefit Zone 1
Benefit Zone 2
Benefit Zone 3
N Front St
Swinford St
Keel St
Reeves Way
Harbor Blvd
Palos Verdes St
Beacon St
Pacific Ave
Centre St
Mesa St
Grand Ave
Gaffey St
Miner St
Cabrillo Ave
Pacific Ave
Mesa St
Centre St
Beacon St
Palos Verdes St
Harbor Blvd
Reeves Way
Keel St
Swinford St
N Front St
A St
Gaffey St
Miner St
Cabrillo Ave
Grand

Page 7


SAN PEDRO HISTORIC WATERFRONT
BUSINESS IMPROVEMENT DISTRICT
Benefit Zone 1
Benefit Zone 2
Benefit Zone 3
Signal St
Miner St
N Gaffey St
S Gaffey St
W 15th St
W 16th St
W 17th St
S Mesa St
S Pacific Ave
Harbor Blvd

CITY OF LOS ANGELES SPEAKER CARD

Date: 05/05/2017

Council File No., Agenda Item, o

Item NO. (5) - 15

I wish to speak before the Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? General Comment

Name: Walsh

Business or Organization Affiliation: _____

Address: _____
Street City State Zip

Business Phone: _____ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone#: _____

Client Address: _____
Street City State Zip

SP 00176

NOTE: INFORMATION PROVIDED WILL BE MADE PART OF THE PUBLIC RECORD

CITY OF LOS ANGELES SPEAKER CARD

Date: 05/05/2017

Council File No., Agenda Item, o

Item NO. (5) - 15

I wish to speak before the Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? General Comment

Name: Herman666

Business or Organization Affiliation: Black Sabbbath

Address: _____ Los Angeles _____ 90002
Street City State Zip

Business Phone: 666 6666666666 Representing: NWA

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone#: _____

Client Address: _____
Street City State Zip

SP 00177

NOTE: INFORMATION PROVIDED WILL BE MADE PART OF THE PUBLIC RECORD

CITY OF LOS ANGELES SPEAKER CARD

Date: 05/05/2017

Council File No., Agenda Item, o

Item NO. (5) - 15

I wish to speak before the Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? General Comment

Name: Eric Preven

Business or Organization Affiliation: _____

Address: _____
Street City State Zip

Business Phone: _____ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone#: _____

Client Address: _____
Street City State Zip

SP 00178

NOTE: INFORMATION PROVIDED WILL BE MADE PART OF THE PUBLIC RECORD

CITY OF LOS ANGELES SPEAKER CARD

Date: 05/05/2017

Council File No., Agenda Item, o

Item NO. (5) - 15

I wish to speak before the Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? General Comment

Name: Puppet

Business or Organization Affiliation: _____

Address: _____

Street City State Zip

Business Phone: _____ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone#: _____

Client Address: _____

Street City State Zip

SP 00179

NOTE: INFORMATION PROVIDED WILL BE MADE PART OF THE PUBLIC RECORD

CITY OF LOS ANGELES SPEAKER CARD

Date: 05/05/2017

Council File No., Agenda Item, o

Item NO. (5) - 15

I wish to speak before the Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? General Comment

Name: Wayne From Encino

Business or Organization Affiliation: _____

Address: _____
Street City State Zip

Business Phone: _____ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone#: _____

Client Address: _____
Street City State Zip

SP 00180

NOTE: INFORMATION PROVIDED WILL BE MADE PART OF THE PUBLIC RECORD

ORDINANCE NO. 184906

An Ordinance of Intention to establish a Property and Business Improvement District to be known as the "San Pedro Historic Waterfront Business Improvement District" pursuant to the Provisions of the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California) and to levy assessments.

WHEREAS, the Property and Business Improvement District Law of 1994 authorizes cities to establish Property and Business Improvement Districts for the purpose of levying assessments on real property for certain purposes; and

WHEREAS, property owners in the San Pedro Historic Waterfront business community who will pay more than 50 percent of the total amount of assessments to be levied, have filed written petitions requesting that the City Council establish a district to be named the San Pedro Historic Waterfront Business Improvement District.

WHEREAS, the Management District Plan and Engineer's Report supporting the establishment of the proposed Business Improvement District have been reviewed and approved by the Office of City Clerk.

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. DECLARATION. Pursuant to the provisions of Property and Business Improvement District Law of 1994, Section 36600 *et seq.*, of the Streets and Highways Code (Act), the City Council declares its intention to consider the establishment of a Property and Business Improvement District to be named the San Pedro Historic Waterfront Business Improvement District (District) for the of levy assessments on property.

Sec. 2. ADOPTION OF ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN. The City Council hereby adopts, approves and confirms the Engineer's Report and the Management District Plan included in Council File No. 15-0417.

Sec. 3. BENEFIT TO PARCELS WITHIN THE DISTRICT. The City Council hereby affirms its finding that all parcels within the District will receive a special benefit from the improvements and activities funded by the assessments to be levied.

Sec. 4. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as detailed in the Management District Plan. A

general description of the boundaries of the proposed District is as follows: The San Pedro Historic Waterfront Business Improvement District consists of approximately 30 blocks of primarily commercial property in central downtown San Pedro west of Harbor Boulevard, bordered on the North by 3rd Street and on the South, generally, by 8th and 9th Street extending south along the west side of Harbor Boulevard to 14th Street. To the east, across Harbor Boulevard to the San Pedro-Avalon Waterline of the Los Angeles Harbor, the proposed district extends north to the Vincent Thomas Bridge/Seaside Freeway and to the south beyond 14th Street to the Cabrillo State Beach at the Pacific Ocean. These boundaries include the Ports of Call and Port of Los Angeles properties east of Harbor Boulevard between the Vincent Thomas Bridge to the North and the Pacific Ocean on the South. All assessable property as described by the Management District Plan within the approximate boundaries described above are included in the proposed District.

There are 804 assessed parcels owned by 270 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

Sec. 5. IMPROVEMENTS AND ACTIVITIES. The City Council hereby declares that the proposed activities and improvements to be funded by the levy of assessments on property within the District are detailed in the Management District Plan. They include, but are not limited to, Visitor, Ambassador and Security Services, Sanitation, Beautification and Capital Improvements, Marketing and Special Events and Administration/District Management.

Sec. 6. ANNUAL ASSESSMENTS AND DURATION. The District's total assessment for ten (10) years is estimated to be $14,753,537.83. The District's total annual assessment for the first year is estimated to be $1,286,958.58. Annual assessments for subsequent years may be adjusted by a percentage rate not to exceed a maximum of three percent (3%) to be determined by the Owners' Association. It is proposed that the District be established for a ten (10) year period. The District will not issue bonds.

Sec. 7. COLLECTION OF ASSESSMENTS. The City Council hereby declares that to the extent possible, assessments shall be collected at the same time and in the same manner as County ad valorem property taxes and shall be subject to all laws providing for the collection and enforcement of assessments. For properties that do not appear on the County tax rolls or for assessments for any years in which the City is unable to transmit the assessment information to the County in sufficient time for the County to collect the assessments with the County ad valorem property taxes, the City Clerk may bill and collect the assessments by mailing assessment notices (Statement of Assessment Due) to each property owner within the District at the address shown on City records. Assessments billed by the City Clerk are due 45 calendar days after the Statement of Assessment Due.

Sec. 8. NOTICE, PROTESTS AND HEARING PROCEDURES. The City Clerk shall follow the notice, protest, and hearing procedures prescribed in Section 36623 of the California Streets and Highways code and the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750 *et seq.*).

Sec. 9. PUBLIC HEARING. The City Council will hold a public hearing to determine whether to establish the District and levy assessments on JUN 2 7 2017 at 10:00 a.m., or as soon thereafter as City Council business permits, and on any hours and days for continued hearing as ordered by the City Council, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012. At the hearing, all interested persons will be permitted to present written or oral testimony, and the City Council will consider all objections or protests to the proposed assessment.

Sec. 10. TABULATION OF ASSESSMENT BALLOTS. At the conclusion of the public hearing, the City Clerk shall tabulate all assessment ballots that have been submitted and not withdrawn. To be included in the tabulation, assessment ballots must be received by the City Clerk either at the address indicated in the notice required by Government Code Section 53753 or at the site of the public hearing prior to the conclusion of the public hearing. The City Clerk will certify the results of the tabulation to the City Council during its meeting on JUN 2 8 2017 at 10:00 a.m., or as soon thereafter as City Council business permits, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012.

Sec. 11. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAY 10 2017.

HOLLY L. WOLCOTT, City Clerk

By _____
Deputy

Approved MAY 12 2017

_____
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By _____
Deputy City Attorney

Date 4-26-17

File No. CF 15-0417

20

Mayor's Time Stamp

2017 MAY 10 PM 3:49

TIME LIMIT FILES
ORDINANCES

FORTHWITH

City Clerk's Time Stamp

2017 MAY 10 PM 3:43

COUNCIL FILE NUMBER 15-0417 COUNCIL DISTRICT 15

COUNCIL APPROVAL DATE May 10, 2017 LAST DAY FOR MAYOR TO ACT MAY 22 2017

ORDINANCE TYPE: ___ Ord of Intent ___ Zoning ___ Personnel ___ General

_X_ Improvement ___ LAMC ___ LAAC ___ CU or Var Appeals - CPC No. _____

SUBJECT MATTER: ESTABLISHMENT OF THE SAN PEDRO HISTORIC WATERFRONT (PROPERTY-BASED) BUSINESS IMPROVEMENT DISTRICT

	APPROVED	DISAPPROVED
PLANNING COMMISSION	___	___
DIRECTOR OF PLANNING	___	___
CITY ATTORNEY	X	___
CITY ADMINISTRATIVE OFFICER	___	___
OTHER	___	___

CITY CLERK BY

2017 MAY 12 PM 3:16

MAY 12 2017

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO _____
(*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b) (c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR 5-12-2017 ORDINANCE NO. 184906

DATE PUBLISHED 5-16-2017 DATE POSTED _____ EFFECTIVE DATE 6-16-2017

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: YES ___ NO ___

OS

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPES
EXECUTIVE OFFICER

When making inquiries relative to
this matter, please refer to the
Council File No.: 15-0417

City of Los Angeles
CALIFORNIA

ERIC GARCETTI
MAYOR

**OFFICE OF THE
CITY CLERK**

Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

BRIAN E. WALTERS
DIVISION CHIEF

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

May 18, 2017

Council File No.: 15-0417

Council Meeting Date: May 10, 2017

Agenda Item No.: 20

Agenda Description: CONTINUED CONSIDERATION OF COMMUNICATION FROM THE CITY CLERK and ORDINANCE OF INTENTION FIRST CONSIDERATION relative to the establishment of the San Pedro Historic Waterfront (Property-Based) Business Improvement District (BID).

Council Action: COMMUNICATION FROM THE CITY CLERK AND ORDINANCE OF INTENTION - ADOPTED FORTHWITH

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
ABSENT	JOE BUSCAINO
ABSENT	GILBERT A. CEDILLO
YES	MITCHELL ENGLANDER
YES	MARQUEECE HARRIS-DAWSON
YES	JOSE HUIZAR
YES	PAUL KORETZ
YES	PAUL KREKORIAN
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	DAVID RYU
YES	HERB WESSON

HOLLY L. WOLCOTT

ORDINANCE NO. _____

An ordinance establishing the San Pedro Historic Waterfront Property-based Property and Business Improvement District (District) and levying assessments, pursuant to the Provisions of the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California).

WHEREAS, the Property and Business Improvement District Law of 1994 authorizes cities to establish Property and Business Improvement Districts for the purpose of levying assessments on real property for certain purposes; and

WHEREAS, petitions were filed by property owners in the San Pedro Historic Waterfront business community who would pay more than 50 percent of the total amount of assessments to be levied, requesting that the City Council establish the San Pedro Historic Waterfront Business Improvement District;

WHEREAS, the Management District Plan and Engineer's Report supporting the establishment of the proposed Business Improvement District have been reviewed and approved by the Office of the City Clerk.

WHEREAS, the City Council, on Wednesday, May 10, 2017 adopted Ordinance No. 184906 declaring its intention to establish the San Pedro Historic Waterfront Property-based Business Improvement District and levy assessments;

WHEREAS, the City Clerk gave notice, in the manner specified in Government Code Section 53753, to the record owner of each parcel subject to the levy of an assessment that a public hearing would be held on Tuesday, June 27, 2017 concerning establishment of the District; and

WHEREAS, the City Council held a public hearing concerning establishment of the District shortly after 10:00 a.m. on _____ in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California; and

WHEREAS, the City Council has heard all testimony and received all evidence concerning the establishment of the District and desires to establish the District.

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF DISTRICT AND LEVY OF ASSESSMENTS. The City Council hereby establishes the San Pedro Historic Waterfront Property-based Business Improvement District and levies an assessment on each property within the

District for each fiscal year referred to in the Management District Plan.

Sec. 2. MAJORITY PROTEST. The City Council hereby finds that there was no majority protest against the establishment of the District and levy of assessments.

Sec. 3. ADOPTION OF ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN. The City Council hereby reaffirms its adoption, approval, and confirmation of the Engineer's Report and the Management District Plan included in Council File No. 15-0417.

Sec. 4. BENEFIT TO PARCELS WITHIN THE DISTRICT. The City Council finds and declares that the properties within the District will receive a special benefit from the improvements and activities funded by the assessments to be levied.

Sec. 5. PROPORTIONAL BENEFIT. The City Council hereby reaffirms that the assessment imposed on each parcel does not exceed the reasonable cost of the proportional benefit conferred on that parcel.

Sec. 6. ASSESSMENTS SUPPORTED BY ENGINEER'S REPORT. The City Council hereby reaffirms that all assessments are supported by a detailed Engineer's Report prepared by a registered professional engineer certified by the State of California and reviewed and approved by the Office of the City Clerk.

Sec. 7. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as detailed in the Management District Plan. The San Pedro Historic Waterfront Business Improvement District consists of approximately 30 blocks of primarily commercial property in central downtown San Pedro west of Harbor Boulevard, bordered on the North by 3rd Street and on the South, generally, by 8th and 9th Street extending south along the west side of Harbor Boulevard to 14th Street. To the east, across Harbor Boulevard to the San Pedro-Avalon Waterline of the Los Angeles Harbor, the proposed district extends north to the Vincent Thomas Bridge/Seaside Freeway and to the south beyond 14th Street to the Cabrillo State Beach at the Pacific Ocean. These boundaries include the Ports of Call and Port of Los Angeles properties east of Harbor Boulevard between the Vincent Thomas Bridge to the north and the Pacific Ocean on the south. All assessable property as described by the Management District Plan within the approximate boundaries described above are included in the proposed District.

Sec. 8. THE DISTRICT'S ASSESSMENT. The City Council hereby reaffirms that the District's total assessment for ten (10) years is estimated to be $14,753,537.83. The District's total annual assessment for the first year is estimated to be $1,286,958.58.

Sec. 9. IMPROVEMENTS AND ACTIVITIES. The City Council hereby reaffirms that the District's activities and improvements are detailed in the Management District

Plan and include, but are not limited to: Visitor, Ambassador and Security Services, Sanitation, Beautification and Capital Improvements, Marketing and Special Events and Administration/District Management.

Sec. 10. FUNDING OF IMPROVEMENTS AND ACTIVITIES. The City Council declares that the improvements and activities to be provided in the District will be funded by the levy of assessments on properties within the District. The revenue from the levy of assessments within the District shall not be used to provide improvements and activities outside the District or for any purpose other than the purposes specified in Ordinance No. 184906. The District will not issue bonds.

Sec. 11. AMENDMENT TO ENABLING STATUTE. The properties and businesses within the District established by this Ordinance shall be subject to any amendments to the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California.)

Sec. 12. DISTRICT OPERATIONAL PERIOD. The District's operational period shall begin on January 1, 2018 and end on December 31, 2027.

Sec. 13. PERIOD TO REQUEST DISESTABLISHMENT. There shall be a 30-day period in each year of the District's operation during which property owners may request disestablishment of the District. The first period shall begin one year after the effective date of this ordinance and shall continue for 30 days. The next 30-day period shall begin two years after the effective date of this ordinance and continue for 30 days. For each successive year of the District's operation, the 30-day period shall begin on the anniversary of the effective date of this ordinance and continue for 30 days.

Sec 14. SPECIAL FUND ESTABLISHMENT. The revenue from the assessment shall be collected and placed in the Special Trust Fund to be established and to be known as the San Pedro Historic Waterfront Business Improvement District Fund (Fund). All interest and other earnings attributable to assessments, contributions and other revenue deposited in the Special Fund shall be credited to the Fund.

Sec. 15. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk

By _____
Deputy

Approved _____

_____
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By _____
CHRISTY NUMANO-HIURA
Deputy City Attorney

Date 5-22-17

Council File No. 15-0417

CITY OF LOS ANGELES SPEAKER CARD

Date: 06/27/2017

Council File No., Agenda Item, o

Item NO. (1) - 15

I wish to speak before the Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? General Comment

Name: Walsh

Business or Organization Affiliation: _____

Address: _____
Street City State Zip

Business Phone: _____ Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone#: _____

Client Address: _____
Street City State Zip

SP 00191

NOTE: INFORMATION PROVIDED WILL BE MADE PART OF THE PUBLIC RECORD

CITY OF LOS ANGELES SPEAKER CARD

Date: 06/27/2017

Council File No., Agenda Item, o

Item NO. (1) - 15

I wish to speak before the Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? General Comment

Name: Fuck You Herman

Business or Organization Affiliation: _____

Address: _____
Street City State Zip

Business Phone: _____ Representing: 42USC TitleII

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone#: _____

Client Address: _____
Street City State Zip

SP 00192

NOTE: INFORMATION PROVIDED WILL BE MADE PART OF THE PUBLIC RECORD

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPES
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA

ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Neighborhood and Business
Improvement District Division
200 N. Spring Street, Room 224
Los Angeles, CA 90012
(213) 978-1099
FAX: (213) 978-1130

MIRANDA PASTER
DIVISION MANAGER

[illegible].org

BALLOT TABULATION RESULTS FOR THE ESTABLISHMENT OF THE SAN PEDRO HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT (CF NO. 15-0417)

SECTION 1. Results of the Proposition 218 ballot tabulation, pursuant to Article XIII D of the California Constitution, Section 36600 et seq. of the California Streets and Highways Code, and Section 53753 of the California Government Code:

	Ballots Cast	Weighted Value	Percent of Ballots Cast
Supporting ("Yes") ballots:	**50**	**$605,402.25**	**80.69%**
Opposing ("No") ballots:	**40**	**$144,898.30**	**19.31%**

[NOTE: Ten (10) ballots were received that were not completed properly and could not be counted. See final page of attached ballot tabulation spreadsheet for breakdown of total assessment value, total property owners, total parcels and weighted value of each parcel.]

The weighted value of the supporting ballots **exceeds** the weighted value of the opposing ballots.

SECTION 2. Protests received, pursuant to Section 53753(d) of the California Government Code:

Valid Written Protests Received: **0**

Two (2) speaker cards were received from the public.

CONCLUSION: The tabulated value of the opposing ballots cast **does not** exceed the tabulated value of the supporting ballots cast. A majority protest, pursuant to Section 4(e) of Article XIII D of the California Constitution, Section 36623 of the California Streets and Highways Code, and Section 53753(e)(2) of the California Government Code, is **not** found to exist and the **proposed establishment** may be authorized by the City Council at this time.

BY: _____
Deputy City Clerk

6/27/17
Date

APPROVED: _____
HOLLY L. WOLCOTT
City Clerk

_____
Date

SP 00194

San Pedro Historic Waterfront 2018-2027
Proposition 218 Ballot Tabulation - Official Results
June 27, 2017

Los Angeles City Clerk
Administrative Service Division
Special Assessments Section
Business Improvement District Unit

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
1	7455026046	170 7th Street LLC	$12,061.24	No	-	1.60752%	
2	7455012015	301 W 6th St LLC	$1,463.16	Not Cast	-	-	
3	7451018027	325 Pacific LP	$10,136.11	Not Cast	-	-	
4	7455007013	448 W 9th Street LLC	$1,634.26	Not Cast	-	-	
5	7455021075	Accardo Matthew J & Juanita B	$158.32	Yes	0.02110%	-	
6	7455021148	ADEB LLC	$121.93	Yes	0.01625%	-	
7	7455021117	Algenio Fatima T	$164.39	Not Cast	-	-	
8	7455008024	Alliance For College Ready Public Schools	$1,733.21	Not Cast	-	-	
9	7455021145	American Services LLC	$152.26	Not Cast	-	-	
10	7455007001	APB Properties LLC	$4,408.42	No	-	0.58755%	
11	7455007002	APB Properties LLC	$949.55	No	-	0.12656%	
12	7455007003	APB Properties LLC	$474.77	No	-	0.06328%	
13	7455005009	Arcade On Sixth LLC	$3,270.93	Not Cast	-	-	
14	7455004800	AT&T California	$12,608.47	No	-	1.68046%	
15	7451028023	Autozone Development Corp	$3,805.86	Not Cast	-	-	
16	7455021112	Azmi Ashraf M & Kimberly A	$154.86	Not Cast	-	-	
17	7455021121	Backstrom Kellye D	$126.26	Not Cast	-	-	
18	7455021066	Bae Angela K	$126.26	Not Cast	-	-	
19	7455021126	Bagakis John	$168.72	Yes	0.02249%	-	
20	7455021044	Bagliazo Jack & Cathy S Trs	$126.26	Yes	0.01683%	-	
21	7455021111	Bakic Tommy	$158.32	Not Cast	-	-	
22	7455021071	Bandari Bahman & Yazdani Shahrzad	$161.79	Not Cast	-	-	
23	7454011030	Bank of America NT & SA	$1,038.92	Not Cast	-	-	
24	7454011031	Bank of America NT & SA	$952.23	Not Cast	-	-	
25	7454011032	Bank of America NT & SA	$2,095.19	Not Cast	-	-	
26	7455021115	Barnes Scott A & Schultz Larissa J	$160.06	Yes	0.02133%	-	
27	7455006026	Barrett John S Jr & Hong Trs	$767.85	No	-	0.10234%	
28	7455022003	Basaltic LLC	$1,580.21	Not Cast	-	-	
29	7455023021	Basica Blase F & Donna D Trs	$657.49	Not Cast	-	-	

SP 00195

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
30	7455023022	Basica Blase F & Donna D Trs	$810.07	Not Cast	-	-	
31	7455021049	Bassett Keith M & Clara Trs	$133.19	Not Cast	-	-	
32	7451027017	BDP One Investments Inc	$2,996.89	Not Cast	-	-	
33	7455025003	Beacon House Assn of San Pedro	$1,218.13	Not Cast	-	-	
34	7455020241	Bellande Marie & Vigil-Olsin Nicole	$127.08	Not Cast	-	-	
35	7455021085	Bello Rhia M	$126.26	Not Cast	-	-	
36	7454003023	Bilas Anthony & Margery Trs	$1,316.85	Yes	0.17551%	-	
37	7454003024	Bilas Anthony & Margery Trs	$1,316.85	Yes	0.17551%	-	
38	7454004026	Bilas Anthony & Margery Trs	$2,477.80	Yes	0.33024%	-	
39	7455003001	Bilas Anthony & Margery Trs	$2,479.04	Yes	0.33041%	-	
40	7455003015	Bilas Anthony & Margery Trs	$3,441.38	Yes	0.45867%	-	
41	7455006021	Bilas Anthony & Margery Trs	$2,651.90	Yes	0.35345%	-	
42	7455006022	Bilas Anthony & Margery Trs	$653.51	Yes	0.08710%	-	
43	7455026051	Blender Enterprises LLC	$4,696.91	Yes	0.62600%	-	
44	7455003007	Brandes Rodolfo F & Maria L	$997.99	No	-	0.13301%	
45	7455002022	Bridge View Apartments LLC	$9,517.13	Not Cast	-	-	
46	7451037030	Brite Spot LLC	$1,697.72	Not Cast	-	-	
47	7455021125	Browder Jim R Tr	$149.66	Not Cast	-	-	
48	7455005011	Brucato Rosalyn A	$2,430.45	Yes	0.32393%	-	
49	7455021132	Bryson Michael	$134.06	No	-	0.01787%	
50	7455021106	Buergi-Holley Cynthia A	$150.52	No	-	0.02006%	
51	7455028049	Bushinsky Joshua EtAl / Howard Bushinsky	$127.08	Not Cast	-	-	
52	7455012007	C Excell LP	$1,463.16	Not Cast	-	-	
53	7455003017	Cal Trade Center Inc	$3,105.90	Not Cast	-	-	
54	7455021065	Campbell Robert G	$121.93	Not Cast	-	-	
55	7455021054	Cannon Amir H	$158.32	Not Cast	-	-	
56	7455005021	Carofano Raymond & Nancy Trs	$1,218.95	Not Cast	-	-	
57	7455011021	Caserma Benito & Frances Trs	$1,359.47	No	-	0.18119%	
58	7455011022	Caserma Benito & Frances Trs	$978.40	No	-	0.13040%	
59	7455022020	Casoria John Tr EtAl & John Golper Tr	$1,552.77	No	-	0.20695%	
60	7455022010	Casoria John Tr EtAl & Martin Medak Co-Tr	$621.09	No	-	0.08278%	
61	7455021138	Cassetta Michael	$158.32	Not Cast	-	-	
62	7455021097	Censullo Francis M & JeanMarie Trs	$209.46	Yes	0.02792%	-	
63	7455014033	CGU Capital Group LLC	$11,054.97	Yes	1.47341%	-	

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No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
64	7455020192	Chan Kei Wah	$149.62	Not Cast	-	-	
65	7455021068	Chang Steven S	$158.32	Not Cast	-	-	
66	7455021124	Chaparro Matthew A	$155.72	Not Cast	-	-	
67	7455021118	Chen Mei C	$129.73	Not Cast	-	-	
68	7455021127	Chen Wei Chih & Felicia K	$150.52	Not Cast	-	-	
69	7455021077	Chi Michael Y	$158.32	Not Cast	-	-	
70	7455021131	Chiang Shu Chen	$150.52	Not Cast	-	-	
71	7455021102	Chin Stanley M	$126.26	Not Cast	-	-	
72	7455021150	Cho Michael & Mary / Grace Cho	$159.19	Not Cast	-	-	
73	7455021047	Choi Edward W & Chang Cynthia S	$151.39	Not Cast	-	-	
74	7455021094	Choi Edward W & Chang Cynthia S	$209.46	Not Cast	-	-	
75	7455021079	Chou Andrew D	$160.06	Not Cast	-	-	
76	7440030919	City of Long Beach	$686.39	Not Cast	-	-	
77	7440030920	City of Long Beach	$749.95	Not Cast	-	-	
78	7440030921	City of Long Beach	$2,391.91	Not Cast	-	-	
79	7440031911	City of Long Beach	$8,449.71	Not Cast	-	-	
80	7440034907	City of Long Beach	$142.16	Not Cast	-	-	
81	7440030910	City of Los Angeles	$3,015.92	Yes	0.40196%	-	
82	7440030911	City of Los Angeles	$686.39	Yes	0.09148%	-	
83	7440030917	City of Los Angeles	$749.95	Yes	0.09995%	-	
84	7440030918	City of Los Angeles	$2,391.91	Yes	0.31879%	-	
85	7440031910	City of Los Angeles	$8,449.71	Yes	1.12618%	-	
86	7440034906	City of Los Angeles	$142.16	Yes	0.01895%	-	
87	7451037901	City of Los Angeles	$1,669.19	Yes	0.22247%	-	
88	7455004900	City of Los Angeles	$686.64	Yes	0.09152%	-	
89	7455004901	City of Los Angeles	$686.76	Yes	0.09153%	-	
90	7455004903	City of Los Angeles	$5,242.31	Yes	0.69869%	-	
91	7455005900	City of Los Angeles	$573.44	Yes	0.07643%	-	
92	7455005901	City of Los Angeles	$1,146.88	Yes	0.15286%	-	
93	7455005902	City of Los Angeles	$286.84	Yes	0.03823%	-	
94	7455005903	City of Los Angeles	$573.44	Yes	0.07643%	-	
95	7455005904	City of Los Angeles	$573.44	Yes	0.07643%	-	
96	7455005905	City of Los Angeles	$573.44	Yes	0.07643%	-	
97	7455006900	City of Los Angeles	$1,791.25	Yes	0.23874%	-	

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No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
98	7455007900	City of Los Angeles	$1,932.88	Yes	0.25761%	-	
99	7455007902	City of Los Angeles	$1,939.44	Yes	0.25849%	-	
100	7455007903	City of Los Angeles	$798.06	Yes	0.10637%	-	
101	7455010902	City of Los Angeles	$5,028.39	Yes	0.67018%	-	
102	7455010903	City of Los Angeles	$6,505.49	Yes	0.86705%	-	
103	7455013902	City of Los Angeles	$816.21	Yes	0.10878%	-	
104	7455013903	City of Los Angeles	$462.14	Yes	0.06159%	-	
105	7455013904	City of Los Angeles	$1,386.54	Yes	0.18480%	-	
106	7455025900	City of Los Angeles	$9,123.42	Yes	1.21597%	-	
107	7455025903	City of Los Angeles	$4,128.82	Yes	0.55029%	-	
108	7455026900	City of Los Angeles	$14,706.88	Yes	1.96013%	-	
109	7455026939	City of Los Angeles	$1,181.75	Yes	0.15750%	-	
110	7456011900	City of Los Angeles	$7,330.98	Yes	0.97707%	-	
111	7455021046	Cohen Brian D	$134.06	Yes	0.01787%	-	
112	7451037028	Com Res LLC	$3,003.70	Not Cast	-	-	
113	7455022002	Command Line Ventures LLC	$1,569.94	Yes	0.20924%	-	
114	7455022008	Command Line Ventures LLC	$1,798.83	Yes	0.23975%	-	
115	7455022009	Command Line Ventures LLC	$621.09	Yes	0.08278%	-	
116	7455022021	Command Line Ventures LLC	$2,180.15	Yes	0.29057%	-	
117	7455023025	Command Line Ventures LLC	$1,074.75	Yes	0.14324%	-	
118	7455002026	Coppa Andy C & Jennifer F	$850.19	Not Cast	-	-	
119	7455013901	County of Los Angeles	$15,625.64	Yes	2.08258%	-	
120	7455025904	County of Los Angeles	$6,044.64	Yes	0.80563%	-	
121	7455020107	CP III Vue 3 LLC	$100.22	Not Cast	-	-	
122	7455020251	CP III Vue 3 LLC	$128.82	Not Cast	-	-	
123	7455028050	CP III Vue 3 LLC	$106.29	Not Cast	-	-	
124	7455020045	CP III Vue LLC	$154.82	Not Cast	-	-	
125	7455020046	CP III Vue LLC	$154.82	Not Cast	-	-	
126	7455020047	CP III Vue LLC	$154.82	Not Cast	-	-	
127	7455020048	CP III Vue LLC	$154.82	Not Cast	-	-	
128	7455020049	CP III Vue LLC	$154.82	Not Cast	-	-	
129	7455020050	CP III Vue LLC	$156.55	Not Cast	-	-	
130	7455020051	CP III Vue LLC	$144.42	Not Cast	-	-	
131	7455020052	CP III Vue LLC	$100.22	Not Cast	-	-	

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No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
132	7455020053	CP III Vue LLC	$128.82	Not Cast	-	-	
133	7455020054	CP III Vue LLC	$190.35	Not Cast	-	-	
134	7455020055	CP III Vue LLC	$128.82	Not Cast	-	-	
135	7455020056	CP III Vue LLC	$126.22	Not Cast	-	-	
136	7455020057	CP III Vue LLC	$128.82	Not Cast	-	-	
137	7455020058	CP III Vue LLC	$172.15	Not Cast	-	-	
138	7455020059	CP III Vue LLC	$105.42	Not Cast	-	-	
139	7455020060	CP III Vue LLC	$104.55	Not Cast	-	-	
140	7455020061	CP III Vue LLC	$129.68	Not Cast	-	-	
141	7455020062	CP III Vue LLC	$149.62	Not Cast	-	-	
142	7455020063	CP III Vue LLC	$100.22	Not Cast	-	-	
143	7455020064	CP III Vue LLC	$100.22	Not Cast	-	-	
144	7455020066	CP III Vue LLC	$100.22	Not Cast	-	-	
145	7455020067	CP III Vue LLC	$102.82	Not Cast	-	-	
146	7455020068	CP III Vue LLC	$156.55	Not Cast	-	-	
147	7455020069	CP III Vue LLC	$144.42	Not Cast	-	-	
148	7455020070	CP III Vue LLC	$100.22	Not Cast	-	-	
149	7455020071	CP III Vue LLC	$142.68	Not Cast	-	-	
150	7455020072	CP III Vue LLC	$190.35	Not Cast	-	-	
151	7455020073	CP III Vue LLC	$128.82	Not Cast	-	-	
152	7455020074	CP III Vue LLC	$126.22	Not Cast	-	-	
153	7455020075	CP III Vue LLC	$128.82	Not Cast	-	-	
154	7455020076	CP III Vue LLC	$172.15	Not Cast	-	-	
155	7455020077	CP III Vue LLC	$105.42	Not Cast	-	-	
156	7455020078	CP III Vue LLC	$100.22	Not Cast	-	-	
157	7455020079	CP III Vue LLC	$100.22	Not Cast	-	-	
158	7455020080	CP III Vue LLC	$104.55	Not Cast	-	-	
159	7455020081	CP III Vue LLC	$129.68	Not Cast	-	-	
160	7455020082	CP III Vue LLC	$149.62	Not Cast	-	-	
161	7455020083	CP III Vue LLC	$100.22	Not Cast	-	-	
162	7455020084	CP III Vue LLC	$100.22	Not Cast	-	-	
163	7455020086	CP III Vue LLC	$100.22	Not Cast	-	-	
164	7455020087	CP III Vue LLC	$102.82	Not Cast	-	-	
165	7455020089	CP III Vue LLC	$127.08	Not Cast	-	-	

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No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
166	7455020090	CP III Vue LLC	$106.29	Not Cast	-	-	
167	7455020091	CP III Vue LLC	$144.42	Not Cast	-	-	
168	7455020092	CP III Vue LLC	$100.22	Not Cast	-	-	
169	7455020093	CP III Vue LLC	$142.68	Not Cast	-	-	
170	7455020094	CP III Vue LLC	$190.35	Not Cast	-	-	
171	7455020095	CP III Vue LLC	$128.82	Not Cast	-	-	
172	7455020096	CP III Vue LLC	$126.22	Not Cast	-	-	
173	7455020097	CP III Vue LLC	$128.82	Not Cast	-	-	
174	7455020098	CP III Vue LLC	$161.75	Not Cast	-	-	
175	7455020099	CP III Vue LLC	$105.42	Not Cast	-	-	
176	7455020100	CP III Vue LLC	$100.22	Not Cast	-	-	
177	7455020101	CP III Vue LLC	$100.22	Not Cast	-	-	
178	7455020102	CP III Vue LLC	$104.55	Not Cast	-	-	
179	7455020103	CP III Vue LLC	$129.68	Not Cast	-	-	
180	7455020104	CP III Vue LLC	$149.62	Not Cast	-	-	
181	7455020105	CP III Vue LLC	$100.22	Not Cast	-	-	
182	7455020106	CP III Vue LLC	$100.22	Not Cast	-	-	
183	7455020108	CP III Vue LLC	$100.22	Not Cast	-	-	
184	7455020109	CP III Vue LLC	$102.82	Not Cast	-	-	
185	7455020110	CP III Vue LLC	$156.55	Not Cast	-	-	
186	7455020111	CP III Vue LLC	$127.08	Not Cast	-	-	
187	7455020112	CP III Vue LLC	$106.29	Not Cast	-	-	
188	7455020113	CP III Vue LLC	$144.42	Not Cast	-	-	
189	7455020114	CP III Vue LLC	$100.22	Not Cast	-	-	
190	7455020115	CP III Vue LLC	$142.68	Not Cast	-	-	
191	7455020116	CP III Vue LLC	$190.35	Not Cast	-	-	
192	7455020117	CP III Vue LLC	$128.82	Not Cast	-	-	
193	7455020118	CP III Vue LLC	$126.22	Not Cast	-	-	
194	7455020119	CP III Vue LLC	$128.82	Not Cast	-	-	
195	7455020120	CP III Vue LLC	$166.08	Not Cast	-	-	
196	7455020121	CP III Vue LLC	$105.42	Not Cast	-	-	
197	7455020122	CP III Vue LLC	$100.22	Not Cast	-	-	
198	7455020123	CP III Vue LLC	$100.22	Not Cast	-	-	
199	7455020124	CP III Vue LLC	$104.55	Not Cast	-	-	

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No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
200	7455020125	CP III Vue LLC	$129.68	Not Cast	-	-	
201	7455020126	CP III Vue LLC	$149.62	Not Cast	-	-	
202	7455020127	CP III Vue LLC	$100.22	Not Cast	-	-	
203	7455020128	CP III Vue LLC	$100.22	Not Cast	-	-	
204	7455020129	CP III Vue LLC	$100.22	Not Cast	-	-	
205	7455020130	CP III Vue LLC	$100.22	Not Cast	-	-	
206	7455020131	CP III Vue LLC	$127.08	Not Cast	-	-	
207	7455020132	CP III Vue LLC	$152.22	Not Cast	-	-	
208	7455020134	CP III Vue LLC	$106.29	Not Cast	-	-	
209	7455020135	CP III Vue LLC	$144.42	Not Cast	-	-	
210	7455020136	CP III Vue LLC	$100.22	Not Cast	-	-	
211	7455020137	CP III Vue LLC	$142.68	Not Cast	-	-	
212	7455020138	CP III Vue LLC	$190.35	Not Cast	-	-	
213	7455020139	CP III Vue LLC	$128.82	Not Cast	-	-	
214	7455020140	CP III Vue LLC	$126.22	Not Cast	-	-	
215	7455020141	CP III Vue LLC	$128.82	Not Cast	-	-	
216	7455020142	CP III Vue LLC	$166.08	Not Cast	-	-	
217	7455020143	CP III Vue LLC	$105.42	Not Cast	-	-	
218	7455020144	CP III Vue LLC	$100.22	Not Cast	-	-	
219	7455020145	CP III Vue LLC	$100.22	Not Cast	-	-	
220	7455020146	CP III Vue LLC	$104.55	Not Cast	-	-	
221	7455020147	CP III Vue LLC	$129.68	Not Cast	-	-	
222	7455020148	CP III Vue LLC	$149.62	Not Cast	-	-	
223	7455020149	CP III Vue LLC	$100.22	Not Cast	-	-	
224	7455020150	CP III Vue LLC	$100.22	Not Cast	-	-	
225	7455020151	CP III Vue LLC	$100.22	Not Cast	-	-	
226	7455020153	CP III Vue LLC	$127.08	Not Cast	-	-	
227	7455020154	CP III Vue LLC	$152.22	Not Cast	-	-	
228	7455020155	CP III Vue LLC	$127.08	Not Cast	-	-	
229	7455020156	CP III Vue LLC	$106.29	Not Cast	-	-	
230	7455020157	CP III Vue LLC	$144.42	Not Cast	-	-	
231	7455020158	CP III Vue LLC	$100.22	Not Cast	-	-	
232	7455020159	CP III Vue LLC	$142.68	Not Cast	-	-	
233	7455020160	CP III Vue LLC	$190.35	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
234	7455020161	CP III Vue LLC	$128.82	Not Cast	-	-	
235	7455020162	CP III Vue LLC	$126.22	Not Cast	-	-	
236	7455020163	CP III Vue LLC	$128.82	Not Cast	-	-	
237	7455020164	CP III Vue LLC	$166.08	Not Cast	-	-	
238	7455020165	CP III Vue LLC	$105.42	Not Cast	-	-	
239	7455020167	CP III Vue LLC	$100.22	Not Cast	-	-	
240	7455020168	CP III Vue LLC	$104.55	Not Cast	-	-	
241	7455020169	CP III Vue LLC	$129.68	Not Cast	-	-	
242	7455020170	CP III Vue LLC	$149.62	Not Cast	-	-	
243	7455020171	CP III Vue LLC	$100.22	Not Cast	-	-	
244	7455020172	CP III Vue LLC	$100.22	Not Cast	-	-	
245	7455020174	CP III Vue LLC	$100.22	Not Cast	-	-	
246	7455020175	CP III Vue LLC	$127.08	Not Cast	-	-	
247	7455020176	CP III Vue LLC	$152.22	Not Cast	-	-	
248	7455020177	CP III Vue LLC	$127.08	Not Cast	-	-	
249	7455020178	CP III Vue LLC	$106.29	Not Cast	-	-	
250	7455020179	CP III Vue LLC	$144.42	Not Cast	-	-	
251	7455020180	CP III Vue LLC	$100.22	Not Cast	-	-	
252	7455020181	CP III Vue LLC	$142.68	Not Cast	-	-	
253	7455020182	CP III Vue LLC	$176.48	Not Cast	-	-	
254	7455020183	CP III Vue LLC	$128.82	Not Cast	-	-	
255	7455020184	CP III Vue LLC	$126.22	Not Cast	-	-	
256	7455020185	CP III Vue LLC	$128.82	Not Cast	-	-	
257	7455020186	CP III Vue LLC	$161.75	Not Cast	-	-	
258	7455020187	CP III Vue LLC	$105.42	Not Cast	-	-	
259	7455020188	CP III Vue LLC	$100.22	Not Cast	-	-	
260	7455020189	CP III Vue LLC	$100.22	Not Cast	-	-	
261	7455020190	CP III Vue LLC	$104.55	Not Cast	-	-	
262	7455020194	CP III Vue LLC	$100.22	Not Cast	-	-	
263	7455020196	CP III Vue LLC	$100.22	Not Cast	-	-	
264	7455020197	CP III Vue LLC	$127.08	Not Cast	-	-	
265	7455020198	CP III Vue LLC	$152.22	Not Cast	-	-	
266	7455020199	CP III Vue LLC	$127.08	Not Cast	-	-	
267	7455020200	CP III Vue LLC	$106.29	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
268	7455020201	CP III Vue LLC	$144.42	Not Cast	-	-	
269	7455020202	CP III Vue LLC	$100.22	Not Cast	-	-	
270	7455020203	CP III Vue LLC	$142.68	Not Cast	-	-	
271	7455020204	CP III Vue LLC	$176.48	Not Cast	-	-	
272	7455020205	CP III Vue LLC	$128.82	Not Cast	-	-	
273	7455020208	CP III Vue LLC	$166.08	Not Cast	-	-	
274	7455020209	CP III Vue LLC	$105.42	Not Cast	-	-	
275	7455020210	CP III Vue LLC	$100.22	Not Cast	-	-	
276	7455020211	CP III Vue LLC	$100.22	Not Cast	-	-	
277	7455020212	CP III Vue LLC	$104.55	Not Cast	-	-	
278	7455020213	CP III Vue LLC	$129.68	Not Cast	-	-	
279	7455020214	CP III Vue LLC	$149.62	Not Cast	-	-	
280	7455020215	CP III Vue LLC	$100.22	Not Cast	-	-	
281	7455020216	CP III Vue LLC	$100.22	Not Cast	-	-	
282	7455020217	CP III Vue LLC	$100.22	Not Cast	-	-	
283	7455020218	CP III Vue LLC	$100.22	Not Cast	-	-	
284	7455020219	CP III Vue LLC	$127.08	Not Cast	-	-	
285	7455020220	CP III Vue LLC	$152.22	Not Cast	-	-	
286	7455020221	CP III Vue LLC	$127.08	Not Cast	-	-	
287	7455020222	CP III Vue LLC	$106.29	Not Cast	-	-	
288	7455020223	CP III Vue LLC	$144.42	Not Cast	-	-	
289	7455020224	CP III Vue LLC	$100.22	Not Cast	-	-	
290	7455020225	CP III Vue LLC	$142.68	Not Cast	-	-	
291	7455020226	CP III Vue LLC	$176.48	Not Cast	-	-	
292	7455020227	CP III Vue LLC	$128.82	Not Cast	-	-	
293	7455020228	CP III Vue LLC	$126.22	Not Cast	-	-	
294	7455020229	CP III Vue LLC	$128.82	Not Cast	-	-	
295	7455020230	CP III Vue LLC	$166.08	Not Cast	-	-	
296	7455020231	CP III Vue LLC	$105.42	Not Cast	-	-	
297	7455020232	CP III Vue LLC	$100.22	Not Cast	-	-	
298	7455020233	CP III Vue LLC	$100.22	Not Cast	-	-	
299	7455020234	CP III Vue LLC	$104.55	Not Cast	-	-	
300	7455020235	CP III Vue LLC	$129.68	Not Cast	-	-	
301	7455020236	CP III Vue LLC	$149.62	Not Cast	-	-	

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No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
302	7455020237	CP III Vue LLC	$100.22	Not Cast	-	-	
303	7455020238	CP III Vue LLC	$100.22	Not Cast	-	-	
304	7455020239	CP III Vue LLC	$100.22	Not Cast	-	-	
305	7455020240	CP III Vue LLC	$100.22	Not Cast	-	-	
306	7455020242	CP III Vue LLC	$152.22	Not Cast	-	-	
307	7455020243	CP III Vue LLC	$127.08	Not Cast	-	-	
308	7455020244	CP III Vue LLC	$106.29	Not Cast	-	-	
309	7455020245	CP III Vue LLC	$144.42	Not Cast	-	-	
310	7455020246	CP III Vue LLC	$100.22	Not Cast	-	-	
311	7455020247	CP III Vue LLC	$142.68	Not Cast	-	-	
312	7455020248	CP III Vue LLC	$176.48	Not Cast	-	-	
313	7455020249	CP III Vue LLC	$128.82	Not Cast	-	-	
314	7455020250	CP III Vue LLC	$126.22	Not Cast	-	-	
315	7455020252	CP III Vue LLC	$166.08	Not Cast	-	-	
316	7455020253	CP III Vue LLC	$136.62	Not Cast	-	-	
317	7455020254	CP III Vue LLC	$128.82	Not Cast	-	-	
318	7455020255	CP III Vue LLC	$104.55	Not Cast	-	-	
319	7455020256	CP III Vue LLC	$129.68	Not Cast	-	-	
320	7455020257	CP III Vue LLC	$149.62	Not Cast	-	-	
321	7455028001	CP III Vue LLC	$103.69	Not Cast	-	-	
322	7455028002	CP III Vue LLC	$100.22	Not Cast	-	-	
323	7455028003	CP III Vue LLC	$100.22	Not Cast	-	-	
324	7455028004	CP III Vue LLC	$100.22	Not Cast	-	-	
325	7455028005	CP III Vue LLC	$127.08	Not Cast	-	-	
326	7455028006	CP III Vue LLC	$155.68	Not Cast	-	-	
327	7455028007	CP III Vue LLC	$127.08	Not Cast	-	-	
328	7455028008	CP III Vue LLC	$106.29	Not Cast	-	-	
329	7455028009	CP III Vue LLC	$144.42	Not Cast	-	-	
330	7455028010	CP III Vue LLC	$100.22	Not Cast	-	-	
331	7455028011	CP III Vue LLC	$142.68	Not Cast	-	-	
332	7455028012	CP III Vue LLC	$190.35	Not Cast	-	-	
333	7455028013	CP III Vue LLC	$128.82	Not Cast	-	-	
334	7455028014	CP III Vue LLC	$126.22	Not Cast	-	-	
335	7455028015	CP III Vue LLC	$128.82	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
336	7455028016	CP III Vue LLC	$161.75	Not Cast	-	-	
337	7455028017	CP III Vue LLC	$136.62	Not Cast	-	-	
338	7455028018	CP III Vue LLC	$128.82	Not Cast	-	-	
339	7455028019	CP III Vue LLC	$104.55	Not Cast	-	-	
340	7455028020	CP III Vue LLC	$129.68	Not Cast	-	-	
341	7455028021	CP III Vue LLC	$149.62	Not Cast	-	-	
342	7455028022	CP III Vue LLC	$103.69	Not Cast	-	-	
343	7455028023	CP III Vue LLC	$100.22	Not Cast	-	-	
344	7455028024	CP III Vue LLC	$100.22	Not Cast	-	-	
345	7455028025	CP III Vue LLC	$100.22	Not Cast	-	-	
346	7455028026	CP III Vue LLC	$127.08	Not Cast	-	-	
347	7455028027	CP III Vue LLC	$155.68	Not Cast	-	-	
348	7455028028	CP III Vue LLC	$127.08	Not Cast	-	-	
349	7455028029	CP III Vue LLC	$106.29	Not Cast	-	-	
350	7455028030	CP III Vue LLC	$144.42	Not Cast	-	-	
351	7455028031	CP III Vue LLC	$100.22	Not Cast	-	-	
352	7455028032	CP III Vue LLC	$142.68	Not Cast	-	-	
353	7455028033	CP III Vue LLC	$176.48	Not Cast	-	-	
354	7455028034	CP III Vue LLC	$128.82	Not Cast	-	-	
355	7455028035	CP III Vue LLC	$126.22	Not Cast	-	-	
356	7455028036	CP III Vue LLC	$128.82	Not Cast	-	-	
357	7455028037	CP III Vue LLC	$166.08	Not Cast	-	-	
358	7455028038	CP III Vue LLC	$136.62	Not Cast	-	-	
359	7455028039	CP III Vue LLC	$128.82	Not Cast	-	-	
360	7455028040	CP III Vue LLC	$104.55	Not Cast	-	-	
361	7455028041	CP III Vue LLC	$129.68	Not Cast	-	-	
362	7455028042	CP III Vue LLC	$149.62	Not Cast	-	-	
363	7455028043	CP III Vue LLC	$103.69	Not Cast	-	-	
364	7455028044	CP III Vue LLC	$100.22	Not Cast	-	-	
365	7455028045	CP III Vue LLC	$100.22	Not Cast	-	-	
366	7455028046	CP III Vue LLC	$100.22	Not Cast	-	-	
367	7455028047	CP III Vue LLC	$127.08	Not Cast	-	-	
368	7455028048	CP III Vue LLC	$155.68	Not Cast	-	-	
369	7455028051	CP III Vue LLC	$144.42	Not Cast	-	-	

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No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
370	7455028052	CP III Vue LLC	$100.22	Not Cast	-	-	
371	7455028053	CP III Vue LLC	$142.68	Not Cast	-	-	
372	7455028054	CP III Vue LLC	$190.35	Not Cast	-	-	
373	7455028055	CP III Vue LLC	$128.82	Not Cast	-	-	
374	7455028056	CP III Vue LLC	$126.22	Not Cast	-	-	
375	7455028057	CP III Vue LLC	$128.82	Not Cast	-	-	
376	7455028058	CP III Vue LLC	$166.08	Not Cast	-	-	
377	7455028059	CP III Vue LLC	$136.62	Not Cast	-	-	
378	7455028060	CP III Vue LLC	$128.82	Not Cast	-	-	
379	7455028061	CP III Vue LLC	$104.55	Not Cast	-	-	
380	7455028062	CP III Vue LLC	$129.68	Not Cast	-	-	
381	7455028063	CP III Vue LLC	$149.62	Not Cast	-	-	
382	7455028064	CP III Vue LLC	$103.69	Not Cast	-	-	
383	7455028065	CP III Vue LLC	$100.22	Not Cast	-	-	
384	7455028066	CP III Vue LLC	$100.22	Not Cast	-	-	
385	7455028067	CP III Vue LLC	$100.22	Not Cast	-	-	
386	7455028068	CP III Vue LLC	$127.08	Not Cast	-	-	
387	7455028069	CP III Vue LLC	$155.68	Not Cast	-	-	
388	7455028070	CP III Vue LLC	$127.08	Not Cast	-	-	
389	7455028071	CP III Vue LLC	$106.29	Not Cast	-	-	
390	7455028072	CP III Vue LLC	$144.42	Not Cast	-	-	
391	7455028073	CP III Vue LLC	$100.22	Not Cast	-	-	
392	7455028074	CP III Vue LLC	$147.02	Not Cast	-	-	
393	7455028075	CP III Vue LLC	$190.35	Not Cast	-	-	
394	7455028076	CP III Vue LLC	$128.82	Not Cast	-	-	
395	7455028077	CP III Vue LLC	$126.22	Not Cast	-	-	
396	7455028078	CP III Vue LLC	$128.82	Not Cast	-	-	
397	7455028079	CP III Vue LLC	$166.08	Not Cast	-	-	
398	7455028080	CP III Vue LLC	$136.62	Not Cast	-	-	
399	7455028081	CP III Vue LLC	$128.82	Not Cast	-	-	
400	7455028082	CP III Vue LLC	$104.55	Not Cast	-	-	
401	7455028083	CP III Vue LLC	$129.68	Not Cast	-	-	
402	7455028084	CP III Vue LLC	$149.62	Not Cast	-	-	
403	7455028086	CP III Vue LLC	$100.22	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
404	7455028087	CP III Vue LLC	$100.22	Not Cast	-	-	
405	7455028088	CP III Vue LLC	$100.22	Not Cast	-	-	
406	7455028089	CP III Vue LLC	$127.08	Not Cast	-	-	
407	7455028090	CP III Vue LLC	$155.68	Not Cast	-	-	
408	7455028091	CP III Vue LLC	$127.08	Not Cast	-	-	
409	7455028093	CP III Vue LLC	$144.42	Not Cast	-	-	
410	7455028094	CP III Vue LLC	$100.22	Not Cast	-	-	
411	7455028095	CP III Vue LLC	$147.02	Not Cast	-	-	
412	7455028096	CP III Vue LLC	$190.35	Not Cast	-	-	
413	7455028097	CP III Vue LLC	$128.82	Not Cast	-	-	
414	7455028098	CP III Vue LLC	$126.22	Not Cast	-	-	
415	7455028099	CP III Vue LLC	$128.82	Not Cast	-	-	
416	7455028100	CP III Vue LLC	$161.75	Not Cast	-	-	
417	7455028101	CP III Vue LLC	$136.62	Not Cast	-	-	
418	7455028102	CP III Vue LLC	$128.82	Not Cast	-	-	
419	7455028103	CP III Vue LLC	$104.55	Not Cast	-	-	
420	7455028104	CP III Vue LLC	$129.68	Not Cast	-	-	
421	7455028105	CP III Vue LLC	$149.62	Not Cast	-	-	
422	7455002020	Crouthamel Jeff E Tr	$5,262.87	No	-	0.70143%	
423	7455021105	Crowe Eileen F	$134.06	Not Cast	-	-	
424	7455021060	Cruz Igor F	$126.26	Yes	0.01683%	-	
425	7455005020	Cutri Michele	$1,402.13	No	-	0.18688%	
426	7455023024	CW Real Estate Holdings LLC	$1,058.23	No	-	0.14104%	
427	7455021053	D Orlac Rosamond	$154.86	Yes	0.02064%	-	
428	7455003008	Dapper Kim C Tr	$936.83	No	-	0.12486%	
429	7455003009	Dapper Kim C Tr	$865.68	No	-	0.11538%	
430	7455021057	Davala Marciela	$160.06	Not Cast	-	-	
431	7455006025	Davies Robert O	$1,140.57	Yes	0.15202%	-	
432	7455005012	Denzin Paul	$742.77	Not Cast	-	-	
433	7455007011	Di Bernardo Fred & De Luca John	$4,036.29	No	-	0.53796%	
434	7455007019	Di Bernardo Fred & De Luca John	$2,268.44	No	-	0.30234%	
435	7455021096	Dixon Jetta A Etal & John Wolczanski	$209.46	Yes	0.02792%	-	
436	7451037012	DPM 2000 Inc	$800.85	Not Cast	-	-	
437	7455021091	Drooyan John N	$209.46	Yes	0.02792%	-	

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No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
438	7455021064	Dysangco Maria L	$158.32	Not Cast	-	-	
439	7455021140	Ecker Bruce W	$150.52	No	-	0.02006%	
440	7455006015	Elias Charles	$2,920.30	No	-	0.38922%	
441	7455021130	Entrust Group Inc Cstdn FBO Philip Hill IRA	$126.26	Not Cast	-	-	
442	7455013004	Ernandes Sebastian & Diana	$566.24	Not Cast	-	-	Ballot not signed.
443	7455021113	Falk Geoffrey S	$158.32	Not Cast	-	-	
444	7455021109	Farr Linda Tr	$158.32	Yes	0.02110%	-	
445	7455003018	Flying Colors Group LP	$17,390.10	No	-	2.31775%	
446	7455020133	Gardenswartz Adin M & John C Hayes	$127.08	Not Cast	-	-	
447	7455005025	Garside Alan C & Cristen	$563.74	Not Cast	-	-	
448	7455008014	Gibaldi Kay Tr	$1,116.73	Yes	0.14884%	-	
449	7455011007	Ginsburg Marylyn E Tr	$921.20	Yes	0.12278%	-	
450	7455011029	Ginsburg Marylyn E Tr	$986.55	Yes	0.13149%	-	
451	7455021137	Gordillo Armida	$127.13	Not Cast	-	-	
452	7455021110	Gossen Ryan	$127.13	Yes	0.01694%	-	
453	7454011023	Grande West LLC EtAl / Seaquest Properties	$1,230.64	Not Cast	-	-	
454	7455021041	Grea Richard A & Yvonne A	$231.12	Not Cast	-	-	Ballot not signed.
455	7455012001	Gunter Warren A Tr	$2,208.53	Not Cast	-	-	
456	7455012002	Gunter Warren A Tr	$1,428.64	Not Cast	-	-	
457	7455012013	Gunter Warren A Tr	$1,151.37	Not Cast	-	-	
458	7455012020	Gunter Warren A Tr	$781.54	Not Cast	-	-	
459	7455012021	Gunter Warren A Tr	$573.56	Not Cast	-	-	
460	7455012022	Gunter Warren A Tr	$573.68	Not Cast	-	-	
461	7455013002	Gunter Warren A Tr	$2,102.15	Not Cast	-	-	
462	7455021069	Guthrie Maryann C & Schwartzberg Jill C	$134.06	Yes	0.01787%	-	
463	7455021061	Ha Sue Kyung	$157.46	Not Cast	-	-	
464	7455021122	Hanko Sara I	$121.93	Not Cast	-	-	
465	7455007006	Harbor Terrace Property LLC	$6,544.63	Not Cast	-	-	
466	7455007020	Harbor Terrace Property LLC	$491.64	Not Cast	-	-	
467	7455021149	Harrison Lee	$150.52	Not Cast	-	-	
468	7455021153	Harrys Vision LLC	$1,978.76	Not Cast	-	-	
469	7455021154	Harrys Vision LLC	$1,692.95	Not Cast	-	-	
470	7455021151	Hartley Maryanne H	$150.52	Not Cast	-	-	
471	7455025019	Health View Inc	$24,315.69	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
472	7455021133	Healy Adele C Tr	$144.46	No	-	0.01925%	
473	7455021074	Healy Lyn C & A C Healy	$127.13	No	-	0.01694%	
474	7455021101	Hiatt Heidi	$121.93	Not Cast	-	-	
475	7455013001	Higgins Curtis C Tr	$2,451.44	Yes	0.32673%	-	
476	7455012024	Hinchliffe Douglas M & Robin S Trs	$2,810.11	Not Cast	-	-	
477	7455012025	Hinchliffe Douglas M & Robin S Trs	$573.56	Not Cast	-	-	
478	7455021147	Hodgins Kurtis A	$121.93	Not Cast	-	-	
479	7455005001	Hollywood Renaissance Development	$3,835.96	Not Cast	-	-	
480	7455005002	Hollywood Renaissance Development	$892.82	Not Cast	-	-	
481	7455005004	Hollywood Renaissance Development	$746.35	Not Cast	-	-	
482	7455005005	Hollywood Renaissance Development	$3,357.20	Not Cast	-	-	
483	7455011010	Hollywood Renaissance Development	$1,092.85	Not Cast	-	-	
484	7455021107	Holm Madeleine A	$161.79	Not Cast	-	-	
485	7455021081	Honjiyo Willard M & Powell So Kam	$164.39	Not Cast	-	-	
486	7455020065	Hornickel John J	$100.22	Not Cast	-	-	
487	7455023023	Humski Branko	$756.44	Not Cast	-	-	
488	7455021144	Hwang Sae R & Chris W	$183.46	Not Cast	-	-	
489	7455011028	Hye Life Properties LLC	$7,935.09	Not Cast	-	-	Ballot not signed.
490	7455012028	Imperial Mesa Land Holdings LLC	$575.71	Not Cast	-	-	
491	7455021099	In Linda J & Julie J	$154.86	No	-	0.02064%	
492	7455021072	Ishizaki Norman Y Co-Tr	$133.19	Yes	0.01775%	-	
493	7455012023	ITEC Financial Inc	$1,765.28	Not Cast	-	-	
494	7455021045	Iwo Tomokaru R	$158.32	Not Cast	-	-	
495	7455005006	Jerico Development Inc	$2,911.67	Yes	0.38807%	-	
496	7455005007	Jerico Development Inc	$3,688.66	Yes	0.49162%	-	
497	7455012011	Jerico Development Inc	$2,606.51	Yes	0.34740%	-	
498	7455022011	Jerico Development Inc	$644.85	Yes	0.08595%	-	
499	7455022012	Jerico Development Inc	$644.85	Yes	0.08595%	-	
500	7455022013	Jerico Development Inc	$863.30	Yes	0.11506%	-	
501	7455022014	Jerico Development Inc	$1,402.81	Yes	0.18697%	-	
502	7455022015	Jerico Development Inc	$1,383.05	Yes	0.18433%	-	
503	7455022016	Jerico Development Inc	$1,774.86	Yes	0.23655%	-	
504	7455022017	Jerico Development Inc	$2,727.87	Yes	0.36357%	-	
505	7455022018	Jerico Development Inc	$2,098.92	Yes	0.27974%	-	

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No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
506	7455022019	Jerico Development Inc	$1,316.85	Yes	0.17551%	-	
507	7456012024	Jerico Development Inc	$7,044.80	Yes	0.93893%	-	
508	7455021098	Johns Rebecca A	$197.32	No	-	0.02630%	
509	7455021082	Jurisic Mark & Wilkinson-Jurisic Karen	$129.73	Not Cast	-	-	Ballot not properly completed.
510	7455012006	Kain Marshall S Co-Tr	$1,655.74	Not Cast	-	-	
511	7455021076	Katsushiro Nakagawa & Zheng Sun	$154.86	Not Cast	-	-	Ballot not signed
512	7455011002	Kelly John I (GDN) Est Brad & Brandis Barbeau	$573.20	Yes	0.07640%	-	
513	7455021056	Kennedy Stephen J	$160.06	Not Cast	-	-	
514	7455013003	Kikuchi Yoshimitzu & Helen T	$566.60	Not Cast	-	-	
515	7455006016	Kimberley C Horn Enterprises Inc	$1,191.52	No	-	0.15881%	
516	7455002027	KMF San Pedro LLC	$10,096.43	Not Cast	-	-	
517	7455012009	Kolakowski Edward E Jr & Van T	$1,290.07	Not Cast	-	-	
518	7455012010	Kolakowski Edward E Jr & Van T	$1,289.95	Not Cast	-	-	
519	7455021100	Korzeniowski Richard W	$158.32	Yes	0.02110%	-	
520	7454003021	Kraakevik Patti	$3,319.93	Yes	0.44248%	-	
521	7454003022	Kraakevik Patti	$805.49	Yes	0.10736%	-	
522	7455021120	Krebs Lisa M	$126.26	Not Cast	-	-	
523	7455021073	Kubert Irene J	$158.32	Not Cast	-	-	
524	7455020193	Kutas Michael & Ray Sweety	$100.22	No	-	0.01336%	
525	7455007021	La Villa Mesa	$6,684.76	Not Cast	-	-	
526	7455021084	Landeros Aurora A	$126.26	Not Cast	-	-	
527	7455021114	Laokarnchanakorn Pattama	$127.13	Not Cast	-	-	
528	7455021141	Lazo Aristides & Ana Cuevas Trs	$173.06	Not Cast	-	-	
529	7455004018	Lee Amelia G & Winfred J	$1,007.45	Not Cast	-	-	
530	7455028092	Lee Crystal	$106.29	Not Cast	-	-	
531	7455021095	Li Kevin F & Bo	$209.46	Yes	0.02792%	-	
532	7455011027	Liberty Auditorium Inc	$3,570.60	Yes	0.47589%	-	
533	7455022001	Liberty Auditorium Inc	$3,091.38	Yes	0.41202%	-	
534	7455004006	Liberty Auditorium LLC	$1,829.07	Yes	0.24378%	-	
535	7455011020	Liberty Auditorium LLC	$1,151.61	Yes	0.15349%	-	
536	7455014032	Lighthouse San Pedro 3rd Street LP	$26,249.86	No	-	3.49858%	
537	7455020207	Liou Ming S & Liu S	$128.82	No	-	0.01717%	
538	7455021089	Lipman Phill & Rex K Trs	$197.32	Yes	0.02630%	-	
539	7455021135	Lipman Phill & Rex K Trs	$133.19	Yes	0.01775%	-	

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No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
540	7455002002	Looney Norman Tr	$552.16	No	-	0.07359%	
541	7455004007	Lopez Joaquina P & Isela EtAl	$1,439.34	Not Cast	-	-	
542	7455002014	Lu David P Tr	$1,480.12	Not Cast	-	-	
543	7455021083	Malmo David L & Santos Celeste R	$158.32	Yes	0.02110%	-	
544	7455011026	Marabella Tony & Theresa Trs	$1,013.04	No	-	0.13502%	
545	7455014035	Marine Clerks Memorial Assn Inc	$8,592.73	Not Cast	-	-	
546	7455021036	Martinez Manuel Jr	$208.59	Not Cast	-	-	
547	7455004005	Marymount California University	$2,517.31	Not Cast	-	-	
548	7455006008	Masters Robert & Mary Jo Trs	$1,756.27	Not Cast	-	-	
549	7455026052	May Enterprises LLC	$18,392.89	Not Cast	-	-	
550	7455012005	Mazzella Mike & Jorja / D Ambrosi Co-Tr	$1,428.52	Not Cast	-	-	
551	7455003003	Mesa Lofts LLC	$1,585.65	No	-	0.21134%	
552	7455003016	Mesa Lofts LLC	$7,753.87	No	-	1.03344%	
553	7455014029	Mesa RHF Partners LP	$21,503.67	No	-	2.86601%	
554	7455021051	Mica Properties LLC	$127.13	Not Cast	-	-	
555	7455025018	Moalej Hossein	$709.33	No	-	0.09454%	
556	7455020166	Morris Jessie J & Linda Malone	$100.22	Not Cast	-	-	
557	7455012014	Mouslmani Ahmad R	$1,272.62	Not Cast	-	-	
558	7454004027	Mulligan Michael & Gina P	$2,514.86	Yes	0.33518%	-	
559	7455012026	Nakayama Toshiro & Hiroko Trs	$781.42	Not Cast	-	-	
560	7455026048	Nash Holland 550 PV Investors LLC	$10,309.75	Not Cast	-	-	
561	7455026050	Nash Holland 550 PV Investors LLC	$8,492.33	Not Cast	-	-	
562	7454011024	National Watercolor Society	$1,409.36	Not Cast	-	-	
563	7455005022	Nebelsky Elizabeth S Tr	$4,799.79	Not Cast	-	-	
564	7455013015	Nelson Street Properties LLC	$1,271.32	Not Cast	-	-	
565	7455020085	Neste David R & Lorie Trs	$100.22	Yes	0.01336%	-	
566	7455021136	Nibuno Kazue	$150.52	Not Cast	-	-	
567	7455011011	Nizich Robert Co-Tr EtAl & Amalfitano Thomas C	$1,940.91	No	-	0.25868%	
568	7455021129	O Melveny Donald	$121.06	Not Cast	-	-	
569	7451037011	Oban Renaissance LLC	$1,463.16	Not Cast	-	-	
570	7455004010	Oban Renaissance LLC	$1,492.71	Not Cast	-	-	
571	7455012016	Oban Renaissance LLC	$6,061.26	Not Cast	-	-	
572	7455021038	Oban Renaissance LLC	$206.86	Not Cast	-	-	
573	7455012003	Oban Renaissance LLC	$1,359.35	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
574	7455007016	One Nine San Pedro LLC	$967.03	Not Cast	-	-	
575	7455007017	One Nine San Pedro LLC	$968.23	Not Cast	-	-	
576	7455022028	One Nine San Pedro LLC	$176.09	Not Cast	-	-	
577	7455022029	One Nine San Pedro LLC	$175.22	Not Cast	-	-	
578	7455022030	One Nine San Pedro LLC	$138.82	Not Cast	-	-	
579	7455022031	One Nine San Pedro LLC	$138.82	Not Cast	-	-	
580	7455022032	One Nine San Pedro LLC	$150.95	Not Cast	-	-	
581	7455022033	One Nine San Pedro LLC	$167.42	Not Cast	-	-	
582	7455022034	One Nine San Pedro LLC	$138.82	Not Cast	-	-	
583	7455022035	One Nine San Pedro LLC	$138.82	Not Cast	-	-	
584	7455022036	One Nine San Pedro LLC	$177.82	Not Cast	-	-	
585	7455022037	One Nine San Pedro LLC	$151.82	Not Cast	-	-	
586	7455022038	One Nine San Pedro LLC	$153.55	Not Cast	-	-	
587	7455022039	One Nine San Pedro LLC	$141.42	Not Cast	-	-	
588	7455022040	One Nine San Pedro LLC	$137.95	Not Cast	-	-	
589	7455022041	One Nine San Pedro LLC	$176.09	Not Cast	-	-	
590	7455022042	One Nine San Pedro LLC	$175.22	Not Cast	-	-	
591	7455022043	One Nine San Pedro LLC	$169.15	Not Cast	-	-	
592	7455022044	One Nine San Pedro LLC	$169.15	Not Cast	-	-	
593	7455022045	One Nine San Pedro LLC	$191.69	Not Cast	-	-	
594	7455022046	One Nine San Pedro LLC	$167.42	Not Cast	-	-	
595	7455022047	One Nine San Pedro LLC	$169.15	Not Cast	-	-	
596	7455022048	One Nine San Pedro LLC	$169.15	Not Cast	-	-	
597	7455022049	One Nine San Pedro LLC	$180.42	Not Cast	-	-	
598	7455022050	One Nine San Pedro LLC	$188.22	Not Cast	-	-	
599	7455022051	One Nine San Pedro LLC	$189.95	Not Cast	-	-	
600	7455022052	One Nine San Pedro LLC	$141.42	Not Cast	-	-	
601	7455022053	One Nine San Pedro LLC	$137.95	Not Cast	-	-	
602	7455022054	One Nine San Pedro LLC	$189.02	Not Cast	-	-	
603	7455022055	One Nine San Pedro LLC	$159.57	Not Cast	-	-	
604	7455022056	One Nine San Pedro LLC	$322.39	Not Cast	-	-	
605	7455022057	One Nine San Pedro LLC	$379.55	Not Cast	-	-	
606	7455022058	One Nine San Pedro LLC	$383.02	Not Cast	-	-	
607	7455022059	One Nine San Pedro LLC	$376.09	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
608	7455012012	Pacific Operating Co	$1,463.16	Yes	0.19501%	-	
609	7455020043	Pacific Place Office LLC	$93,211.35	Not Cast	-	-	
610	7451028026	Pacific Sunrise Medical Center LLC	$3,571.82	Not Cast	-	-	
611	7455008015	Pacific Wilmington LLC	$1,973.76	Not Cast	-	-	
612	7455011003	Paradigm Ventures LLC	$781.06	No	-	0.10410%	
613	7455021143	Paris Nicholas L	$133.19	Yes	0.01775%	-	
614	7455021078	Parra Patricia F	$127.13	Not Cast	-	-	
615	7455021116	Pastrick Theodore E	$160.06	Yes	0.02133%	-	
616	7455020195	Pattis Susan	$100.22	Not Cast	-	-	
617	7455021128	Pegan Thomas K	$121.93	Not Cast	-	-	Ballot not signed.
618	7455012008	Peninsula Chapter of National Charity League Inc	$1,092.17	No	-	0.14556%	
619	7454003025	Petterson Grace C Tr	$2,547.08	Yes	0.33947%	-	
620	7455021050	Pizarro Ramon O & Precila Balabbo	$158.32	Not Cast	-	-	
621	7455019032	POLAHS Facilities LLC	$21,173.65	Not Cast	-	-	
622	7440024911	Port of Los Angeles	$34,353.52	Yes	4.57863%	-	
623	7440026903	Port of Los Angeles	$18,815.93	Yes	2.50779%	-	
624	7440030906	Port of Los Angeles	$45,572.75	Yes	6.07393%	-	
625	7440030908	Port of Los Angeles	$4,003.84	Yes	0.53363%	-	
626	7440031904	Port of Los Angeles	$98,322.52	Yes	13.10442%	-	
627	7440031905	Port of Los Angeles	$311.42	Yes	0.04151%	-	
628	7440034901	Port of Los Angeles	$31,636.22	Yes	4.21647%	-	
629	7440034902	Port of Los Angeles	$2,503.77	Yes	0.33370%	-	
630	7440035904	Port of Los Angeles	$8,834.36	Yes	1.17744%	-	
631	7440036904	Port of Los Angeles	$5,070.34	Yes	0.67577%	-	
632	7440036906	Port of Los Angeles	$12,146.20	Yes	1.61884%	-	
633	7440037902	Port of Los Angeles	$13,624.17	Yes	1.81583%	-	
634	7440037903	Port of Los Angeles	$23,341.97	Yes	3.11102%	-	
635	7440039910	Port of Los Angeles	$22,559.02	Yes	3.00666%	-	
636	7440039911	Port of Los Angeles	$0.00	Yes	0.00000%	-	
637	7440040907	Port of Los Angeles	$0.00	Yes	0.00000%	-	
638	7440041906	Port of Los Angeles	$0.00	Yes	0.00000%	-	
639	7440041907	Port of Los Angeles	$824.82	Yes	0.10993%	-	
640	7455019916	Port of Los Angeles	$30,054.20	Yes	4.00562%	-	
641	7455019922	Port of Los Angeles	$18,769.46	Yes	2.50159%	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
642	7455027932	Port of Los Angeles	$7,566.83	Yes	1.00851%	-	
643	7455027933	Port of Los Angeles	$11,551.88	Yes	1.53963%	-	
644	7455021070	Porter John R Tr	$150.52	Yes	0.02006%	-	
645	7455006001	Praw Land Co LLC	$4,866.14	Not Cast	-	-	
646	7455006002	Praw Land Co LLC	$716.50	Not Cast	-	-	
647	7455021034	Profficient Hotel LP	$40,634.74	Not Cast	-	-	
648	7455006005	Raffaello Ristorante Inc	$1,832.73	Not Cast	-	-	
649	7455006006	Raffaello Ristorante Inc	$1,135.38	Not Cast	-	-	
650	7455006007	Rainbow Services Ltd	$1,449.53	Not Cast	-	-	
651	7455006027	Ramirez Irma	$748.83	Not Cast	-	-	
652	7455007014	Real Alejandro & Ana	$759.95	Not Cast	-	-	
653	7455013005	Red Dot Nelson LLC	$715.74	Not Cast	-	-	
654	7455013006	Red Dot Nelson LLC	$572.67	Not Cast	-	-	
655	7455013007	Red Dot Nelson LLC	$462.38	Not Cast	-	-	
656	7455021042	REO Properties Group Inc Tr	$154.86	Not Cast	-	-	
657	7455021092	Reynolds Andrew T	$209.46	Not Cast	-	-	
658	7455021134	Richmond Suzanne	$134.06	Not Cast	-	-	
659	7455002015	Rodriguez Refugio A Decd Est of	$915.72	Not Cast	-	-	
660	7455021059	Roemer Marisa E / Roemer Ronald & Maria	$158.32	Not Cast	-	-	
661	7455021058	Romero David	$184.32	Not Cast	-	-	
662	7455021040	Samuel S LLC	$290.05	Not Cast	-	-	
663	7455006030	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
664	7455006031	San Pedro Lofts LLC	$218.66	Not Cast	-	-	
665	7455006032	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
666	7455006033	San Pedro Lofts LLC	$171.00	Not Cast	-	-	
667	7455006034	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
668	7455006035	San Pedro Lofts LLC	$171.00	Not Cast	-	-	
669	7455006036	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
670	7455006037	San Pedro Lofts LLC	$171.00	Not Cast	-	-	
671	7455006038	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
672	7455006039	San Pedro Lofts LLC	$194.40	Not Cast	-	-	
673	7455006040	San Pedro Lofts LLC	$177.93	Not Cast	-	-	
674	7455006041	San Pedro Lofts LLC	$178.80	Not Cast	-	-	
675	7455006042	San Pedro Lofts LLC	$176.20	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
676	7455006043	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
677	7455006044	San Pedro Lofts LLC	$199.60	Not Cast	-	-	
678	7455006045	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
679	7455006046	San Pedro Lofts LLC	$171.00	Not Cast	-	-	
680	7455006047	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
681	7455006048	San Pedro Lofts LLC	$171.00	Not Cast	-	-	
682	7455006049	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
683	7455006050	San Pedro Lofts LLC	$216.93	Not Cast	-	-	
684	7455006051	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
685	7455006052	San Pedro Lofts LLC	$672.40	Not Cast	-	-	
686	7455006053	San Pedro Lofts LLC	$221.26	Not Cast	-	-	
687	7455006054	San Pedro Lofts LLC	$171.00	Not Cast	-	-	
688	7455006055	San Pedro Lofts LLC	$171.00	Not Cast	-	-	
689	7455006056	San Pedro Lofts LLC	$171.00	Not Cast	-	-	
690	7455006057	San Pedro Lofts LLC	$194.40	Not Cast	-	-	
691	7455006058	San Pedro Lofts LLC	$185.73	Not Cast	-	-	
692	7455006059	San Pedro Lofts LLC	$192.67	Not Cast	-	-	
693	7455006060	San Pedro Lofts LLC	$212.60	Not Cast	-	-	
694	7455006061	San Pedro Lofts LLC	$207.40	Not Cast	-	-	
695	7455006062	San Pedro Lofts LLC	$178.80	Not Cast	-	-	
696	7455006063	San Pedro Lofts LLC	$236.86	Not Cast	-	-	
697	7455006064	San Pedro Lofts LLC	$176.20	Not Cast	-	-	
698	7455006065	San Pedro Lofts LLC	$201.33	Not Cast	-	-	
699	7455006066	San Pedro Lofts LLC	$175.33	Not Cast	-	-	
700	7455006067	San Pedro Lofts LLC	$171.00	Not Cast	-	-	
701	7455006068	San Pedro Lofts LLC	$171.00	Not Cast	-	-	
702	7455006069	San Pedro Lofts LLC	$216.93	Not Cast	-	-	
703	7455006070	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
704	7455006071	San Pedro Lofts LLC	$313.65	Not Cast	-	-	
705	7455006072	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
706	7455006073	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
707	7455006074	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
708	7455006075	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
709	7455006076	San Pedro Lofts LLC	$227.07	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
710	7455006077	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
711	7455006078	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
712	7455006079	San Pedro Lofts LLC	$263.90	Not Cast	-	-	
713	7455006080	San Pedro Lofts LLC	$212.60	Not Cast	-	-	
714	7455006081	San Pedro Lofts LLC	$220.74	Not Cast	-	-	
715	7455006082	San Pedro Lofts LLC	$256.19	Not Cast	-	-	
716	7455006083	San Pedro Lofts LLC	$212.60	Not Cast	-	-	
717	7455006084	San Pedro Lofts LLC	$219.10	Not Cast	-	-	
718	7455006085	San Pedro Lofts LLC	$219.10	Not Cast	-	-	
719	7455006086	San Pedro Lofts LLC	$219.10	Not Cast	-	-	
720	7455006087	San Pedro Lofts LLC	$274.30	Not Cast	-	-	
721	7455006088	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
722	7455006089	San Pedro Lofts LLC	$234.26	Not Cast	-	-	
723	7455006090	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
724	7455006091	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
725	7455006092	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
726	7455006093	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
727	7455006094	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
728	7455006095	San Pedro Lofts LLC	$306.11	Not Cast	-	-	
729	7455006096	San Pedro Lofts LLC	$227.07	Not Cast	-	-	
730	7455011032	San Pedro Lofts LLC	$192.88	Not Cast	-	-	
731	7455011033	San Pedro Lofts LLC	$253.55	Not Cast	-	-	
732	7455011034	San Pedro Lofts LLC	$217.76	Not Cast	-	-	
733	7455011035	San Pedro Lofts LLC	$217.76	Not Cast	-	-	
734	7455011036	San Pedro Lofts LLC	$205.02	Not Cast	-	-	
735	7455011037	San Pedro Lofts LLC	$161.68	Not Cast	-	-	
736	7455011038	San Pedro Lofts LLC	$161.68	Not Cast	-	-	
737	7455011039	San Pedro Lofts LLC	$205.88	Not Cast	-	-	
738	7455011040	San Pedro Lofts LLC	$192.88	Not Cast	-	-	
739	7455011041	San Pedro Lofts LLC	$176.42	Not Cast	-	-	
740	7455011042	San Pedro Lofts LLC	$161.68	Not Cast	-	-	
741	7455011043	San Pedro Lofts LLC	$205.88	Not Cast	-	-	
742	7455011044	San Pedro Lofts LLC	$192.88	Not Cast	-	-	
743	7455011045	San Pedro Lofts LLC	$253.55	Not Cast	-	-	

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No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
744	7455011046	San Pedro Lofts LLC	$217.76	Not Cast	-	-	
745	7455011047	San Pedro Lofts LLC	$217.76	Not Cast	-	-	
746	7455011048	San Pedro Lofts LLC	$205.02	Not Cast	-	-	
747	7455011049	San Pedro Lofts LLC	$161.68	Not Cast	-	-	
748	7455011050	San Pedro Lofts LLC	$161.68	Not Cast	-	-	
749	7455011051	San Pedro Lofts LLC	$205.88	Not Cast	-	-	
750	7455011052	San Pedro Lofts LLC	$192.88	Not Cast	-	-	
751	7455011053	San Pedro Lofts LLC	$176.42	Not Cast	-	-	
752	7455011054	San Pedro Lofts LLC	$161.68	Not Cast	-	-	
753	7455012027	San Pedro Peninsula Chamber of Commerce	$1,134.78	Yes	0.15124%	-	
754	7455021142	Schuler Scott D	$152.26	Not Cast	-	-	
755	7455012004	Scognamillo Michael & Barbara	$1,151.25	No	-	0.15344%	
756	7455005003	Senior Charles H & Marilyn M	$871.29	No	-	0.11613%	
757	7455021055	Settle Toby L & Letticia	$173.06	Not Cast	-	-	
758	7455021087	Shaygan Hooman	$158.32	Not Cast	-	-	
759	7455021123	Sherwood John L & Caroline Schad	$158.32	Yes	0.02110%	-	
760	7455020173	Shimizu Eiko	$100.22	Yes	0.01336%	-	
761	7455012017	Ship Scalers & Painters Union Ilwu Local 56	$535.34	Not Cast	-	-	Ballot not signed.
762	7455012018	Ship Scalers & Painters Union Ilwu Local 56	$535.46	Not Cast	-	-	Ballot not signed.
763	7455012019	Ship Scalers & Painters Union Ilwu Local 56	$1,055.11	Not Cast	-	-	Ballot not signed.
764	7455020152	Smith Garrett T & Jeanne V	$100.22	Not Cast	-	-	
765	7455021088	Soi Nobuaki Co-Tr	$155.72	Yes	0.02075%	-	
766	7451027021	Spring View Holdings LLC	$3,609.03	Yes	0.48101%	-	
767	7455005008	Steiner Roland & Monica	$1,826.80	Not Cast	-	-	
768	7455011009	Stephenson Donna V Tr	$1,043.65	Not Cast	-	-	
769	7455021062	Storm Doug	$155.72	Not Cast	-	-	
770	7455021037	Stramotas Nicolas J & Hania	$206.86	Not Cast	-	-	
771	7455020088	Sundaram Manju & Chandrashekar	$156.55	Not Cast	-	-	
772	7455021104	Suto Masataka & Yamada Satomi	$158.32	Not Cast	-	-	
773	7455021108	Swanigan Gloria J	$133.19	Not Cast	-	-	
774	7454004025	Tchaghlassian Ara A Tr	$2,012.19	Not Cast	-	-	
775	7455020191	Thomas William R Tr	$129.68	Not Cast	-	-	
776	7455021086	Thrall Todd W	$121.93	Not Cast	-	-	
777	7455002018	Thrifty Oil Co	$2,376.39	No	-	0.31673%	

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No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
778	7455004019	Torres George & Roberta	$5,908.62	Not Cast	-	-	
779	7455020206	Torres Lamberto M & Emelita A	$126.22	Not Cast	-	-	
780	7455021043	Trigas Phillip	$157.46	Not Cast	-	-	
781	7455005026	Trust Deeds To Gold Inc	$1,645.18	Not Cast	-	-	
782	7455021039	Tullis Dwainia	$206.86	Not Cast	-	-	
783	7455011055	Turkaman Haleh	$3,709.07	Not Cast	-	-	
784	7455005027	TW Properties	$5,269.61	Not Cast	-	-	
785	7440030802	Union Pacific	$78.01	Not Cast	-	-	
786	7440030821	Union Pacific	$0.00	Not Cast	-	-	
787	7440030822	Union Pacific	$190.40	Not Cast	-	-	
788	7440031806	Union Pacific	$0.00	Not Cast	-	-	
789	7456011800	Union Pacific	$52.07	Not Cast	-	-	
790	7456012800	Union Pacific	$52.07	Not Cast	-	-	
791	7455002028	Villa Del Sol Investments LLC	$3,886.71	Yes	0.51802%	-	
792	7455021048	Villa Jose & Alice / Christina Villa	$161.79	Not Cast	-	-	
793	7455021093	Voce Victor & Eugene	$209.46	Not Cast	-	-	
794	7455021103	Vuoso Emily M	$126.26	Not Cast	-	-	
795	7455021063	Wanner Jordan & Laura Vander Neut	$154.86	Yes	0.02064%	-	
796	7455004016	Warminski Ernestine P	$2,036.93	Not Cast	-	-	
797	7455021146	Werner Sherman Tr	$126.26	No	-	0.01683%	
798	7455003006	Weston Lee R & Kimberly Love	$1,509.10	Not Cast	-	-	
799	7455021090	Wilkinson-Jurisic Karen	$209.46	Not Cast	-	-	Ballot not signed.
800	7455021080	Williams Mark F	$160.06	Not Cast	-	-	
801	7455004001	Wong Clarence D & Carol S Trs	$3,502.37	Not Cast	-	-	
802	7455021067	Wysard Jay H	$126.26	Not Cast	-	-	
803	7455028085	Yatim Matthew M & Amani M	$103.69	Not Cast	-	-	
804	7455021119	Yi Anne J	$158.32	Not Cast	-	-	
805	7455021052	Yu John L	$158.32	Not Cast	-	-	
806	7455021139	Zhao Dong M	$149.66	Not Cast	-	-	
807	7455007015	Zhou Joseph	$799.18	No	-	0.10651%	
808	7455011001	Zimmerman Stanley M Tr	$991.89	No	-	0.13220%	
809	7455003012	Zuniga Raymond	$2,635.61	Not Cast	-	-	

TOTALS		**$1,274,089.23**	**$750,300.55**	**80.68797%**	**19.31203%**	
	266 PROPERTY OWNERS			$605,402.25	$144,898.30	

	NON VOTE	YES	NO	TOTAL
# of ballots:	0	50	40	90
# of parcels:	0	128	46	174

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Mayor's Time Stamp
OFFICE OF THE MAYOR
RECEIVED
2017 JUN 29 AM 9:13
CITY CLERK

TIME LIMIT FILES
ORDINANCES

FORTHWITH

City Clerk's Time Stamp
CITY CLERK'S OFFICE
2017 JUN 29 AM 9:05
CITY CLERK
BY _____ DEPUTY

COUNCIL FILE NUMBER 15-0417 COUNCIL DISTRICT 15

COUNCIL APPROVAL DATE JUNE 28, 2017 LAST DAY FOR MAYOR TO ACT JUL 10 2017

ORDINANCE TYPE: ___ Ord of Intent ___ Zoning ___ Personnel ___ General

_X_ Improvement ___ LAMC ___ LAAC ___ CU or Var Appeals - CPC No. _____

SUBJECT MATTER: ESTABLISHMENT OF THE SAN PEDRO HISTORIC WATERFRONT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, PURSUANT TO SECTION 53753 OF THE CALIFORNIA GOVERNMENT CODE, SECTION 36600 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

	APPROVED	DISAPPROVED
PLANNING COMMISSION	___	___
DIRECTOR OF PLANNING	___	___
CITY ATTORNEY	X	___
CITY ADMINISTRATIVE OFFICER	___	___
OTHER	___	___

RECEIVED
CITY CLERK'S OFFICE
2017 JUN 30 PM 1:13
CITY CLERK
BY _____ DEPUTY

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO JUN 30 2017
(*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b) (c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR JUN 30 2017 ORDINANCE NO. 185047

DATE PUBLISHED 7-10-2017 DATE POSTED _____ EFFECTIVE DATE 8-26-2017

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: YES ___ NO ___

mv

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPES
EXECUTIVE OFFICER

When making inquiries relative to
this matter, please refer to the
Council File No.: 15-0417

City of Los Angeles
CALIFORNIA

ERIC GARCETTI
MAYOR

**OFFICE OF THE
CITY CLERK**

Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

BRIAN E. WALTERS
DIVISION CHIEF

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

July 10, 2017

Council File No.: 15-0417

Council Meeting Date: June 28, 2017

Agenda Item No.: 20

Agenda Description: PUBLIC ANNOUNCEMENT OF BALLOT TABULATION and ORDINANCE FIRST CONSIDERATION relative to establishment of the San Pedro Historic Waterfront Property and Business Improvement District (District), pursuant to Section 53753 of the California Government Code, Section 36600 et seq. of the California Streets and Highways Code and Article XIII D of the California Constitution.

Council Action: ORDINANCE - ADOPTED FORTHWITH

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
YES	JOE BUSCAINO
YES	GILBERT A. CEDILLO
YES	MITCHELL ENGLANDER
YES	MARQUEECE HARRIS-DAWSON
YES	JOSE HUIZAR
YES	PAUL KORETZ
YES	PAUL KREKORIAN
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	DAVID RYU
YES	HERB WESSON

HOLLY L. WOLCOTT

ORDINANCE NO. 185047

An ordinance establishing the San Pedro Historic Waterfront Property-based Property and Business Improvement District (District) and levying assessments, pursuant to the Provisions of the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California).

WHEREAS, the Property and Business Improvement District Law of 1994 authorizes cities to establish Property and Business Improvement Districts for the purpose of levying assessments on real property for certain purposes; and

WHEREAS, petitions were filed by property owners in the San Pedro Historic Waterfront business community who would pay more than 50 percent of the total amount of assessments to be levied, requesting that the City Council establish the San Pedro Historic Waterfront Business Improvement District;

WHEREAS, the Management District Plan and Engineer's Report supporting the establishment of the proposed Business Improvement District have been reviewed and approved by the Office of the City Clerk.

WHEREAS, the City Council, on Wednesday, May 10, 2017 adopted Ordinance No. 184906 declaring its intention to establish the San Pedro Historic Waterfront Property-based Business Improvement District and levy assessments;

WHEREAS, the City Clerk gave notice, in the manner specified in Government Code Section 53753, to the record owner of each parcel subject to the levy of an assessment that a public hearing would be held on Tuesday, June 27, 2017 concerning establishment of the District; and

WHEREAS, the City Council held a public hearing concerning establishment of the District shortly after 10:00 a.m. on JUN 27 2017 in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California; and

WHEREAS, the City Council has heard all testimony and received all evidence concerning the establishment of the District and desires to establish the District.

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF DISTRICT AND LEVY OF ASSESSMENTS. The City Council hereby establishes the San Pedro Historic Waterfront Property-based Business Improvement District and levies an assessment on each property within the

District for each fiscal year referred to in the Management District Plan.

Sec. 2. MAJORITY PROTEST. The City Council hereby finds that there was no majority protest against the establishment of the District and levy of assessments.

Sec. 3. ADOPTION OF ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN. The City Council hereby reaffirms its adoption, approval, and confirmation of the Engineer's Report and the Management District Plan included in Council File No. 15-0417.

Sec. 4. BENEFIT TO PARCELS WITHIN THE DISTRICT. The City Council finds and declares that the properties within the District will receive a special benefit from the improvements and activities funded by the assessments to be levied.

Sec. 5. PROPORTIONAL BENEFIT. The City Council hereby reaffirms that the assessment imposed on each parcel does not exceed the reasonable cost of the proportional benefit conferred on that parcel.

Sec. 6. ASSESSMENTS SUPPORTED BY ENGINEER'S REPORT. The City Council hereby reaffirms that all assessments are supported by a detailed Engineer's Report prepared by a registered professional engineer certified by the State of California and reviewed and approved by the Office of the City Clerk.

Sec. 7. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as detailed in the Management District Plan. The San Pedro Historic Waterfront Business Improvement District consists of approximately 30 blocks of primarily commercial property in central downtown San Pedro west of Harbor Boulevard, bordered on the North by 3rd Street and on the South, generally, by 8th and 9th Street extending south along the west side of Harbor Boulevard to 14th Street. To the east, across Harbor Boulevard to the San Pedro-Avalon Waterline of the Los Angeles Harbor, the proposed district extends north to the Vincent Thomas Bridge/Seaside Freeway and to the south beyond 14th Street to the Cabrillo State Beach at the Pacific Ocean. These boundaries include the Ports of Call and Port of Los Angeles properties east of Harbor Boulevard between the Vincent Thomas Bridge to the north and the Pacific Ocean on the south. All assessable property as described by the Management District Plan within the approximate boundaries described above are included in the proposed District.

Sec. 8. THE DISTRICT'S ASSESSMENT. The City Council hereby reaffirms that the District's total assessment for ten (10) years is estimated to be $14,753,537.83. The District's total annual assessment for the first year is estimated to be $1,286,958.58.

Sec. 9. IMPROVEMENTS AND ACTIVITIES. The City Council hereby reaffirms that the District's activities and improvements are detailed in the Management District

Plan and include, but are not limited to: Visitor, Ambassador and Security Services, Sanitation, Beautification and Capital Improvements, Marketing and Special Events and Administration/District Management.

Sec. 10. FUNDING OF IMPROVEMENTS AND ACTIVITIES. The City Council declares that the improvements and activities to be provided in the District will be funded by the levy of assessments on properties within the District. The revenue from the levy of assessments within the District shall not be used to provide improvements and activities outside the District or for any purpose other than the purposes specified in Ordinance No. 184906. The District will not issue bonds.

Sec. 11. AMENDMENT TO ENABLING STATUTE. The properties and businesses within the District established by this Ordinance shall be subject to any amendments to the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California.)

Sec. 12. DISTRICT OPERATIONAL PERIOD. The District's operational period shall begin on January 1, 2018 and end on December 31, 2027.

Sec. 13. PERIOD TO REQUEST DISESTABLISHMENT. There shall be a 30-day period in each year of the District's operation during which property owners may request disestablishment of the District. The first period shall begin one year after the effective date of this ordinance and shall continue for 30 days. The next 30-day period shall begin two years after the effective date of this ordinance and continue for 30 days. For each successive year of the District's operation, the 30-day period shall begin on the anniversary of the effective date of this ordinance and continue for 30 days.

Sec 14. SPECIAL FUND ESTABLISHMENT. The revenue from the assessment shall be collected and placed in the Special Trust Fund to be established and to be known as the San Pedro Historic Waterfront Business Improvement District Fund (Fund). All interest and other earnings attributable to assessments, contributions and other revenue deposited in the Special Fund shall be credited to the Fund.

Sec. 15. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUN 28 2017.

HOLLY L. WOLCOTT, City Clerk

By _____ Deputy

Approved JUN 30 2017

_____ Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By _____
CHRISTY NUMANO-HIURA
Deputy City Attorney

Date 5-22-17

Council File No. 15-0417